

Ref: P6705



NO. 4 CARRAIG VALE, KILANERIN, GOREY, CO. WEXFORD Y25 KR27

BER B3

QUINN PROPERTY

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Most Impressive Three Bedroom, Semi-Detached Family Home In Outstanding Location For Sale By Private Treaty

LOCATION & DESCRIPTION:

No. 4 Carraig Vale is part of a small and exclusive development of architecturally designed homes located in the picturesque village of Kilanerin, a highly sought after area which is a mere 3km or 4 minute drive from the M11, making south Dublin a comfortable 45 minute commute.

Kilanerin has a wealth of amenities such as primary school, shop, pub, church, GAA community complex with gym, hair & beauty salon, café and playground. Kilanerin is renowned for its community spirit and is also host to beautiful woodland walks, perfect for that outdoor family adventure. Gorey is within 7km and offers a vast array of amenities such as an array of primary and secondary schools, supermarkets, churches, restaurants, hotels, leisure centres and much more. This property has the benefit of close proximity to some of Wexford's best-known beaches and coastal resorts such as Ballymoney and Courtown and to two local golf clubs, i.e. Courtown and Ballymoney.

This modern home was built in 2007 and extends to c. 115m². Approached via a stone block wall with cobble lock driveway, there is ample private parking and off-street parking. The house has been meticulously maintained by the current owners and is presented in pristine condition. Generously apportioned accommodation is bright and spacious and comprises as follows:

Ground Floor

Entrance Hallway:	4.7m x 2.4m	Tiled flooring, stairs to first floor, understair storage
Sitting Room:	4.6m x 4.2m	Laminate flooring, feature fireplace with insert stove
W.C.:	2.0m x 1.2m	Tiled flooring, WC, WHB
Kitchen/Dining Room:	6.7m x 3.5m	Tiled flooring, fitted waist high and eye level units, tiled splashback, integrated dishwasher, electric cooker, extractor fan, French doors to rear garden

First Floor:

Landing:	3.4m x 3.6m AWP	Carpet flooring
Bedroom 3:	3.0m x 2.5m	Laminate flooring
Bedroom 2:	4.1m x 3.0m	Laminate flooring, fitted wardrobes
Bathroom:	2.7m x 1.6m	Fully tiled, WC, WHB, bath, electric shower
Hot Press:	1.1m x 0.8m	Extensive shelving
Master Bedroom:	4.2m x 3.6m	Laminate flooring, fitted wardrobes
En-Suite:	2.2m x 1.2m	Tiled flooring, WC, WHB, shower with tiled surround





Attic:

Office:	5.0m x 2.0m AWP	Carpet flooring
Room 1:	4.5m x 2.5m	Laminate flooring, Velux window, recessed lighting
Room 2:	4.5m x 2.5m	Laminate flooring, Velux window, recessed lighting

OUTSIDE:

Attractive cobble lock driveway to the front of the house with mature boundaries and shrubs to both the front and rear. The back garden provides an oasis for relaxation and entertaining with a covered-in decking/seating area, separate patio/dining area, artificial grass area and a good sized timber shed, all of which have been well maintained.

SERVICES AND FEATURES:

Oil Fired Central Heating (Zoned)
Mains Services
Solar Panels
EV Charger
Ring Doorbell
Alarm System
CCTV
Internal Hoovering System
Property Extends To: 115m²
Attic With Extensive Storage Space
(Potential For Conversion Subject To Planning Permission)
Built: 2007

BER DETAILS:

BER: B3
BER No. 100419241
Energy Performance Indicator: 129.07 kWh/m²/yr



Early Viewing Of This Fabulous Property Is Highly Recommended And By Appointment Only

A.M.V. €330,000

QUINN PROPERTY

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