

Ref: P6775

THE FAIRY LANE, TOMSILLA, GOREY, CO. WEXFORD Y25 WD60



BER E1

QUINN PROPERTY

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Most Appealing Four Bedroom Bungalow In Outstanding Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

This house is all about location and presents an unparalleled opportunity to purchase a property within walking distance of Gorey, whilst also enjoying a countryside setting in a much sought after neighbourhood.

Set in one of the most desirable locations in north Wexford, it is just off the R742 (where there is a footpath directly into Gorey) along the Fairy Lane, a short drive to the M11 Junction 23, allowing for a very comfortable commute of fifty five minutes to Dublin.

The property is 4km from Gorey where there is an excellent choice of amenities in schools, retail outlets, restaurants, hotels, leisure centres, along with superb daily commuter services provided by Bus Eireann, Wexford Bus and the local train station. Courtown's picturesque harbour, beautiful forest walks, Leisure & Adventure Centres is a short drive, as well as the local beaches at Ballymoney, Dodd's Rocks and two local golf clubs at Courtown and Ballymoney.



Built in 1975 and extending to c. 100m², the house sits on a generous 0.8 acre site with scope to extend (S.T.P.P.). It has a gravelled driveway leading up to and around the house. The house is in good condition but would benefit from some modernization and upgrading. Accommodation comprises as follows:

Entrance Hallway:	2.4m x 1.3m	Carpet flooring
Hallway:	2.8m x 0.9m & 1.9m x 1.8m	Carpet flooring
Hot Press Incl. Above		Ample shelving
Sitting Room:	4.0m x 3.9m	Carpet flooring, feature fireplace with open fire
Kitchen/Dining Room:	7.6m x 2.6m	Linoleum flooring, fitted kitchen units, tiled splashback
Utility Room:	2.1m x 0.7m	Linoleum flooring, door to rear garden
Bedroom 1:	3.0m x 2.5m	Carpet flooring
Bedroom 2:	3.0m x 2.6m	Carpet flooring
Bedroom 3:	4.0m x 3.7m	Carpet flooring, fitted wardrobes and shelving
Bedroom 4:	3.7m x 2.7m	Carpet flooring, fitted wardrobes and shelving
Bathroom:	2.2m x 1.7m	Linoleum flooring, WC, WHB, bath with tiled surround





OUTSIDE:

The residence sits on a large site with lawn areas to the front and rear. There may be potential to extend, subject to planning permission.



SERVICES AND FEATURES:

Oil Fired Central Heating
Septic Tank
Private Well
Boiler House (2.0m x 1.5m)
Outstanding Location
Large Site
Built: 1975
Property Extends To c. 100m²



BER DETAILS:

BER: E1
BER No. 116922667
Energy Performance Indicator: 308.89 kWh/m²/yr



Schedule Your Appointment Today To Avail Of The Opportunity To Own This Family Home In A Highly Sought-After Location.

A.M.V. €250,000

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