

Ref: P6830

CLONSILLA, GOREY, CO. WEXFORD Y25 X890



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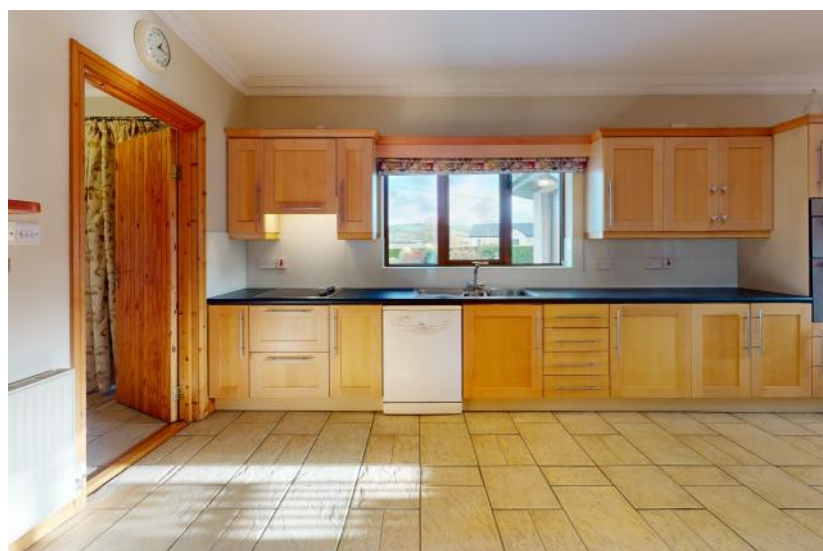
# Superior Three Bedroom, Detached Family Home In An Excellent Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

This beautifully presented, three bedroom, detached family home is located just off the R772 and M11 Exit 22. Despite its scenic country setting, it is within five minutes of Gorey, which offers an excellent choice of services and amenities in schools, restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. The property is 2.5 km from Kilanerin village with shop, pub, primary school, church, GAA grounds and community services. Arklow is 13km north, while south Dublin is a very comfortable commute of one hour.

Built in 2002 and presented in turnkey condition, this home boasts spacious accommodation that briefly comprises of entrance hall, bedroom (ensuite), guest WC, sitting room with double doors leading to a kitchen/dining/conservatory, utility (access to garage), all on the ground floor, with two bedrooms, both en-suite (one with a walk-in-wardrobe) on the first floor.



Outside the residence is finished to a high standard. It is approached via ornate wrought iron gates with tarmac driveway to the front and low maintenance rockeries with carefully chosen plants, trees and gravel finish. A large side access takes you to an equally well maintained enclosed rear garden (a safe and secure space for little ones and furry companions alike) which includes a mixture of cobble lock and graveled areas, two sheds and a large covered barbeque/relaxation cabin, providing a cozy ambiance on cool or sunny evenings and/or an ideal gathering spot for guests to enjoy al fresco dining. Accommodation comprises as follows:

Entrance Hallway:	5.6m x 2.6m	Semi solid flooring, coving, stairs to first floor
Guest W.C. (Incl. above)		Fully tiled, WC, WHB, extractor fan
Kitchen/Dining Room:	8.2m x 3.4m	Tiled flooring, fitted waist high and eye level units, electric cooker, extractor fan, dishwasher, coving, French doors to sitting room
Living Room/Sun Room:	4.0m x 4.0m	Tiled flooring, abundance of natural light, French doors to rear garden, vaulted ceiling
Sitting Room:	4.5m x 4.2m	Carpet flooring, bay window, feature fireplace with stove insert, French doors to kitchen/dining room, coving
Utility Room:	2.4m x 2.3m	Tiled flooring, fitted waist high and eye level units, tiled splashback, plumbed for washing machine, door to rear garden, coving, access to garage
Garage:	6.2m x 3.8m	Concrete flooring, pump, boiler, double doors to front garden, door to utility room







Bedroom 3: 3.7m x 3.6m Carpet flooring, bay window, coving, bespoke fitted ward- robes, scenic views

Ensuite/Wet-Room: 2.5m x 2.0m Fully tiled, WC, WHB, electric shower, fitted cabinets

Landing: 3.8m x 1.9m Carpet flooring, Velux windows

Hot Press: 1.5m x 1.0m Abundant shelving

Master Bedroom: 5.2m x 3.6m Carpet flooring, scenic views

Walk-in-Wardrobe: 2.0m x 1.5m Carpet flooring, fitted shelving

Ensuite: 3.7m x 3.0m Fully tiled, WC, WHB, bath, electric shower, fitted cabinets, Velux windows

Bedroom 2: 4.0m x 2.9m Carpet flooring, scenic views

Ensuite: 2.8m x 1.8m Fully tiled, WC, WHB, electric shower, Velux window

**SERVICES AND FEATURES:**  
 Oil Fired Central Heating  
 Private Well  
 Septic Tank  
 Alarm System  
 Ring Doorbell  
 Excellent Location  
 Property Extends To: 180 m<sup>2</sup>  
 Built: 2002

**BER DETAILS:**  
 BER: C1  
 BER No. 116988148  
 Energy Performance Indicator: 168.32 kWh/m<sup>2</sup>/yr



Early Viewing Of This Beautiful Family Home Is Highly Recommended And By Appointment Only

**A.M.V. €475,000**



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