

Ref: P6842

'ST. CATHERINE'S', PROSPECT, BALLYMONEY, GOREY, CO. WEXFORD Y25 XY54



BER C1

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**Substantial Four/Five Bedroom Dormer Style Residence In Prestigious Location
On C. 0.9 Acres of Mature Grounds With Self-Contained Unit
For Sale By Private Treaty**





LOCATION & DESCRIPTION:

This property is all about location, situated in one of the Southeast's most desirable areas. It is adjacent to Ballymoney Golf Club, within walking distance to the local convenience store and a few minutes' drive to Ballymoney beach. The local primary school in Tara Hill is only 4km, while Courtown Golf Club and the award winning Seafield Hotel & Spa Resort are within 2km of the property.

The vibrant town of Gorey is 4km, offering an excellent choice of schools along with a wealth of restaurants, shops, pubs, award winning hotels, GAA and Rugby Grounds. There are excellent daily commuter services in Gorey with Bus Eireann and Gorey train station and South Dublin is a comfortable commute of 45 minutes.

This charming home offers a perfect blend of modern comfort and features a special addition that sets it apart, a beautiful Tigin with pergola and large decking area tucked away in the garden, offering a range of opportunities from guest accommodation, a home office, artist's studio, granny flat, all adding significant value and versatility to the property.

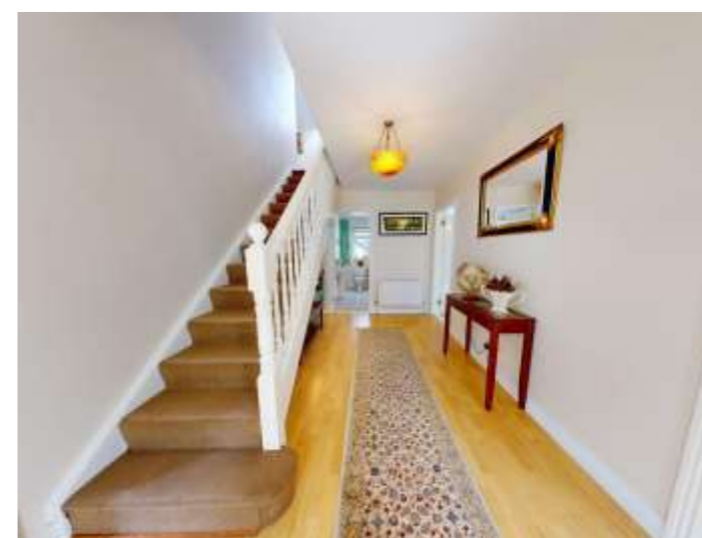
Built in 2000, the residence extends to C. 227m² and sits on a generous c. 0.9 acre site with well maintained lawns to the front and rear. It is approached via a tarmac driveway which extends around the house and is bounded by mature hedging and trees affording complete privacy. The garden is a truly remarkable outdoor space designed for family gatherings, al fresco dining and relaxation. There are beautiful views towards Tara Hill from the property where one can enjoy walking trails and panoramic coastal views.

Also included are a range of outbuildings to include two garden sheds, both 6m x 3m and one having the benefit of 3 phase power, a WC 1.5m x 1.5m with linoleum flooring, WC and WHB, and a boiler house 1.3m x 0.9m .

The house is presented in excellent condition with accommodation comprising of:



Entrance Hall:	4.4m x 2.7m	Laminate flooring, stairs to first floor
Sitting Room:	5.5m x 4.2m	Carpet flooring, bay window, feature cast iron fireplace with open fire
Living/Dining Room:	5.5m x 4.6m	Laminate flooring, sliding door to patio area and steps leading down to lawn, Stanley solid fuel stove
Kitchen:	3.9m x 3.2m	Laminate flooring, fitted cream kitchen, dishwasher, electric oven, electric hob, microwave, fridge freezer, Belfast sink, tiled backsplash, recessed lighting, pleasant garden views
Back Hallway:	4.6m x 1.9m	Linoleum/tiled flooring, sink with tiled splashback, shelving
Hot Press:		Abundance of shelving
Utility Room:	5.0m x 3.0m	Linoleum/tiled flooring, fitted units, washing machine, dryer, pleasant garden views, sink, door to rear garden
Master Bedroom:	5.5m x 4.7m	Carpet flooring, sliding doors to patio
En-Suite:	5.5m x 2.8m	Tiled flooring, WC, WHB, bath, shower with tiled surround, timber panelling
Study/Bedroom 2:	4.2m x 4.0m	Carpet flooring, pleasant garden views
Bathroom:	2.8m x 2.2m	Tiled flooring, WC, WHB, electric shower, bath with tiled surround
Landing:	3.2m x 1.2m	Carpet flooring, Velux window
WC:	1.3m x 1.3m	Tiled flooring, WC, WHB
Bedroom 3:	4.2m x 3.5m	Carpet flooring, pleasant garden views
Bedroom 4:	3.7m x 3.5m	Carpet flooring, pleasant garden views
Bedroom 5:	5.5m x 3.7m	Carpet flooring, pleasant garden views
En-Suite:	3.0m x 2.0m	Tiled flooring, WC, WHB, electric shower, pleasant garden views





TIGÍN 4.0m x 45.8m
Open Plan Living Area: Carpet flooring, exposed beams, electric heating
Bathroom Incl. In Above: Tiled flooring, WC, WHB, shower

BER DETAILS:

BER: C1
BER No. 116998659

Energy Performance Indicator: 155.2kWh/m²/yr

SERVICES AND FEATURES:

Oil Fired Central Heating
Private Well
Private Sewage
Fully Alarmed
White Goods Included In Sale
Gardener's WC
Substantial Garden

Extensive Raised Decking Area
2 x Garden Sheds
Boiler House
Property Extends To 227m²
Built: 2000





QUINN PROPERTY

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'A Unique Opportunity To Live In A Highly Desirable Coastal Location'

A.M.V. €590,000

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