

Ref: P6874

BALLINAGRAN UPPER, GOREY, CO. WEXFORD Y25 TK60



BER C2

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Attractive Four Bedroom Dormer Residence With Outbuildings On C. 0.6 Acre Site For Sale By Private Treaty

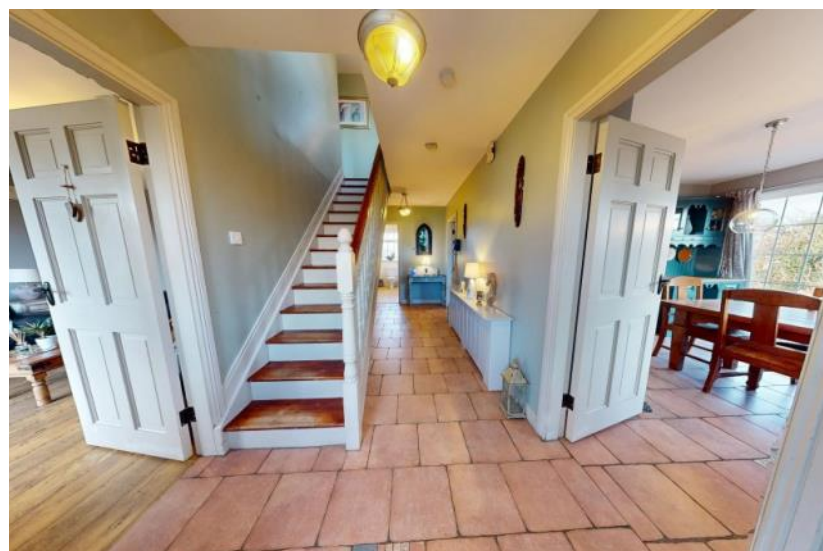
LOCATION & DESCRIPTION:

The property enjoys an excellent location in North County Wexford, only a short drive to the coast and a range of popular beaches at Poulshone, Ardamine and Courtown. It is 7km from Ballygarrett and Ballycanew, both villages offering a good selection of amenities in primary schools, church, shops, and pubs, 6km from Exit 23 and the M11, leaving Dublin a comfortable commute of one hour. The property is 7km from Gorey and 5km from Courtown with its vast array of amenities, forest walks, beaches and all types of family fun activity and leisure centres.

Gorey is one of the region's most noted towns and offers an excellent choice of schools along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities, 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 residence is set back from the public road and is approached via a hard core driveway with lawns to both sides. There is a concrete yard and lawn area to the rear. Constructed in 2005, this family home is presented in excellent condition throughout. Accommodation is bright, spacious and comprises as follows:

Entrance Hall:	6.0m x 2.2m	Tiled floor
Sitting Room:	4.7m x 4.0m	Timber floor, open fire with back boiler, bay window
Open plan Kitchen/ Dining/Living Room:	8.7m x 4.1m	Tiled floor, fitted kitchen with waist and eye level units, electric oven, electric hob, dishwasher, under counter fridge, tiled backsplash, solid fuel stove, bay window, sliding door to side
Bedroom 4:	3.8m x 3.5m	Timber floor
Bathroom:	2.7m x 1.8m	Fully tiled, bath, WC, WHB
Utility Room:	2.7m x 1.3m	Tiled floor, tiled backsplash, plumbed for washing machine, back door
Landing:	4.5m x 2.2m	Timber floor, hot press
Bedroom 1:	5.0m x 4.0m	Timber floor, bay window
Bedroom 2:	4.2m x 3.1m	Timber floor
Bedroom 3:	4.2m x 3.1m	Timber floor
Bathroom:	2.8m x 1.2m	Fully tiled, Velux Window, shower, WC, WHB





OUTSIDE:

The residence is approached via a hard core driveway with well maintained lawns to front and rear, where there is a concrete yard and a multi purpose two bay 'A' roofed steel framed shed 10m x 7.5m, ideally suited for a range of uses.



SERVICES AND FEATURES:

Dual Heating, Oil Fired & Solid Fuel
Mains Water
Septic Tank
Excellent Location
Large Steel Framed Shed
Property Extends To: XX m²
Built: 2005



BER DETAILS:

BER: C2
BER No. XX
Energy Performance Indicator: XX kWh/m²/yr



This Property Will Make An Ideal Family Home, Viewing Is Strictly By Appointment Only

A.M.V. €385,000

QUINN PROPERTY

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