

Ref: P7041

'MOONRAKER', NO. 14 GREENACRES, BALLYGARRETT, CO. WEXFORD Y25 R634



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# Three Bedroom Detached Property In Much Sought After Coastal Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring this fabulous coastal property to the market. Only a few minutes' walk to the beautiful and unspoilt Donaghmore Beach, this property will be the envy of many.

Located a short drive from the village of Ballygarrett with primary school, church, supermarket, restaurants and bars, it is situated in a popular tourist area with a choice of many fine beaches, local amenities and recreational activities available. The property is a 15 minutes' drive to Gorey with an extensive range of amenities, close to Cahore with its renowned cliff walk and café/restaurant and just over an hour's drive to South Dublin.



The property is approached via a gravelled driveway with mature lawns enveloping the property. The residence has been redecorated and refurbished in recent years and is presented in excellent condition throughout. The rooms are bright and airy and accommodation comprises as follows:

Sitting Room:	6.1m x 4.3m	Carpet flooring, feature brick fire place with open fire, door to front garden
Kitchen/Dining Room: Incorporated above		Laminate flooring, fitted waist high and eye level units, Bosch electric cooker, Indesit washing machine, extractor fan, tiled splashback, door to rear garden
Hallway:	3.8m x 0.8m	Carpet flooring
Bedroom 1:	3.7m x 2.8m	Carpet flooring, wardrobes
Hotpress:	0.8m x 0.6m	Shelving
Bathroom:	2.3m x 1.6m	Fully tiled, W.C., W.H.B., rainfall shower, recessed lighting, fitted drawers
Bedroom 2:	2.3m x 3.8m	Carpet flooring, W.H.B., fitted drawers, wardrobes
Bedroom 3:	3.7m x 2.8m	Carpet flooring, wardrobes







SERVICES AND FEATURES:  
Oil Fired Central Heating  
Mains Water  
Mains / Group Scheme Sewage  
Property Extends To: 66m<sup>2</sup>  
Built: 1972  
Garden Shed



BER DETAILS:  
BER: F  
BER No. 117206722  
Energy Performance Indicator: 414.33 kWh/m<sup>2</sup>/yr



Early Viewing Of This Property Is Highly Recommended

A.M.V. € 280,000



# QUINN PROPERTY

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