

Ref: P7078



NO. 3 THE MILL RACE, BALLYCANEW, GOREY, WEXFORD Y25 FP28

BER C3

QUINN PROPERTY

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# MOST APPEALING 3 BEDROOM DETACHED HOUSE IN SUPERB LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

This charming townhouse enjoys an excellent location on the edge of Ballycanew, a thriving village located along the R741 with an excellent choice of amenities in primary school, two supermarkets, filling station, garage, hair salon, take away, community centre and churches. The property is 5km from Exit 23 and access to the M50, leaving Dublin less than an hour's drive. There are also excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station.

It is 8km from Gorey which offers an excellent choice of schools, along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a short drive from a vast array of local leisure amenities such as sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres.



The property is presented in excellent condition throughout with accommodation to include:

Entrance Hall:	2.4m x 1.8m	Laminate flooring, stairwell
Livingroom:	7.0m x 3.4m	Laminated flooring, open fire, double door to rear
Kitchen / Diner:	4.7m x 3.2m	Tiled flooring, fitted Oak kitchen with waist & eye level units, electric cooker, stainless steel extractor fan, fridge/freezer, under stairs storage
W.C.:	2.1m x 1.4m	Tiled flooring, WC, WHB
Utility Room:	2.7m x 2.0m	Tiled flooring, fitted units, dishwasher, dryer, washing machine, door to rear
Landing:	3.1m x 1.2m	Timber flooring
Bedroom 1:	5.3m x 3.4m	Timber flooring
Ensuite:	2.4m x 1.6m	Fully tiled, electric shower, WC, WHB
Bedroom 2:	3.5m x 3.2m	Timber flooring
Bedroom 3:	3.3m x 2.7m	Timber flooring
Bathroom:	2.4m x 1.9m	Tiled flooring, bath, shower over bath, WC, WHB





### OUTSIDE:

Private parking with small lawn area to the front. Access to the rear from both sides of the property.



### SERVICES AND FEATURES:

All Main Services  
Oil Fired Central Heating  
Access From Both Sides Of The Property To Rear  
Superb Village Location  
Property Extends To: 109m<sup>2</sup>  
Private Parking  
Built: 2006



### BER DETAILS:

BER: C3  
BER No. 108615907  
Energy Performance Indicator: 212.03 kWh/m<sup>2</sup>/yr



This Charming Property Will Make The Perfect First Time Buyer, Retirement Or Investment Property

**A.M.V.: OFFERS IN EXCESS OF €250,000**

# QUINN PROPERTY

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