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A IMPRESSIVE FOUR BEDROOM BUNGALOW WITH DETACHED GARAGE ON C. 0.7 ACRE SITE

For Sale By Private Treaty



LOCATION:

This superb family home enjoys an excellent location only 3.5km from the village of Monamolin and 3km from Boolavogue with primary school, church, pub, shop and sporting facilities. It is is only 15km from the coast with popular beaches such as Courtown, Cahore, Poulshone and Old Bawn. The property is 15km from Gorey which is now considered north Wexford's most noted town, offering an excellent choice of schools, restaurants, shops, pubs, award winning hotels. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. The property is 8km from Ferns, 30km from Wexford, a ten minute drive from the Ballycanew Roundabout and access onto the M11, leaving Dublin a comfortable commute of an hour.



DESCRIPTION:

Standing on a c. 0.6 acre elevated site, the house enjoys stunning views over lush countryside and is perfectly located for leisurely strolls—and al fresco gatherings. Thoughtfully designed interiors feature cozy living space, a well-appointed kitchen and inviting bedrooms. The residence was constructed in 2014 and extends to C. 236m² to include a spacious entrance hall, sitting room, kitchen, utility, sun room and 4 bedrooms (2 ensuite), bathroom and extensive attic space. With ample space, this property will appeal to many and in particular to family living. It is approached via a hard core driveway with mature lawn to both sides extending around the property.



The house is presented in pristine condition throughout. Accommodation is bright, spacious and comprises as follows:

Ground Floor:

Entrance Hall: 3.8m x 2.5m Solid oak floor, staircase

Inner Hall: 11.7m x 1.3m Tiled flooring

Sitting Room: 5.2m x 4.3m Solid oak flooring bay window, boiler stove with

feature stone surround

Conservatory: 3.2m x 3.0m Oak flooring, French doors to rear, recessed

lighting

Kitchen/Living/ 8.2m x 3.8m Tiled and oak flooring, fitted kitchen, integrated

dishwasher, Rangemaster cooker (electric &

gas), fridge freezer, solid fuel stove, recessed

lighting, double doors to conservatory

Utility Room: 2.2m x 1.7m Tiled flooring, fitted units, shelved hotpress, back

door

Bathroom: 3.0m x 2.4m Tiled floor, bath, shower, W.C., W.H.B.

Bedroom 4: 5.1m x 3.1m Laminate flooring, walk-in-wardrobe

Ensuite: 1.9m 1.9m Tiled flooring, shower, W.C., W.H.B.

Bedroom 2: 4.0m x 3.6m Laminate flooring

Bedroom 3: 3.3m x 3.0m Laminate flooring

Bedroom 1: 5.2m x 3.9m Laminate flooring, bay window, recessed lighting

Ensuite: 2.0m x 1.8m Tiled flooring, shower, W.C., W.H.B.

Attic

Diner:

Room 1: 5.8m x 3.6m

Room 2: 7.6m x 3.6m







BER DETAILS:

BER: B2

BER No. 117313189

Energy Performance Indicator: 110.95 kWh/m²/yr

SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating & Solid Fuel
Garage With Roll Over Doors 6.1m x 3.7m
Property Extends To:. C. 235.81m²
Built 2014

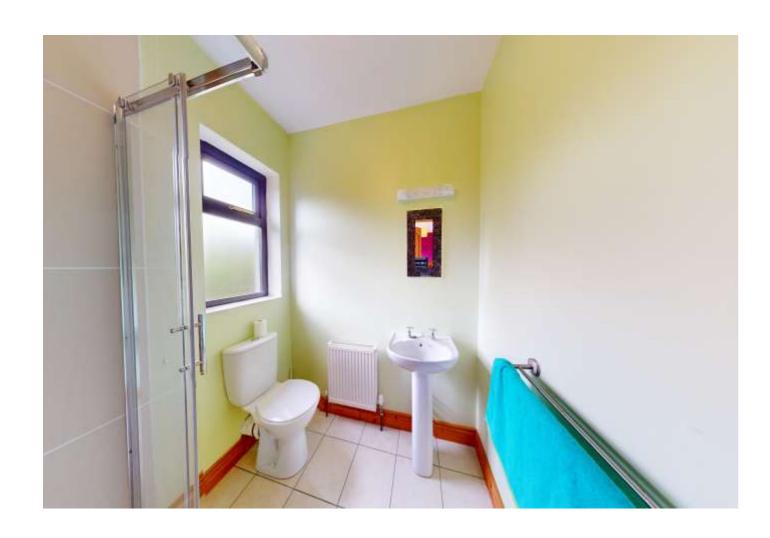


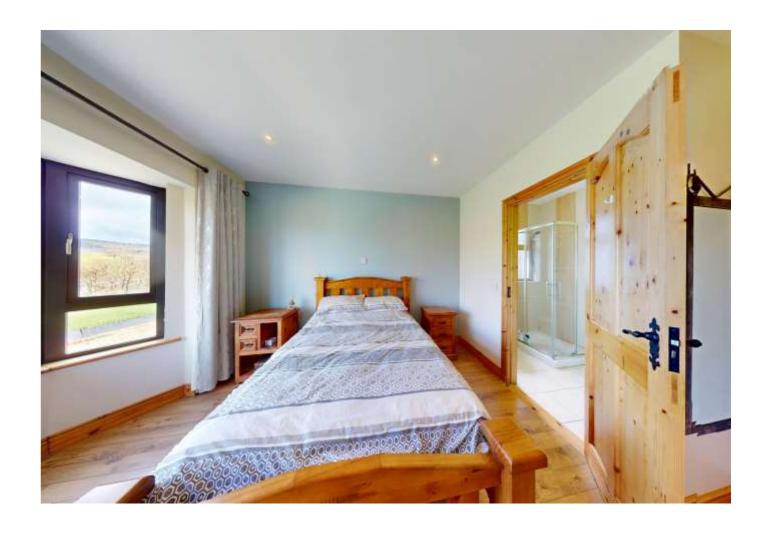


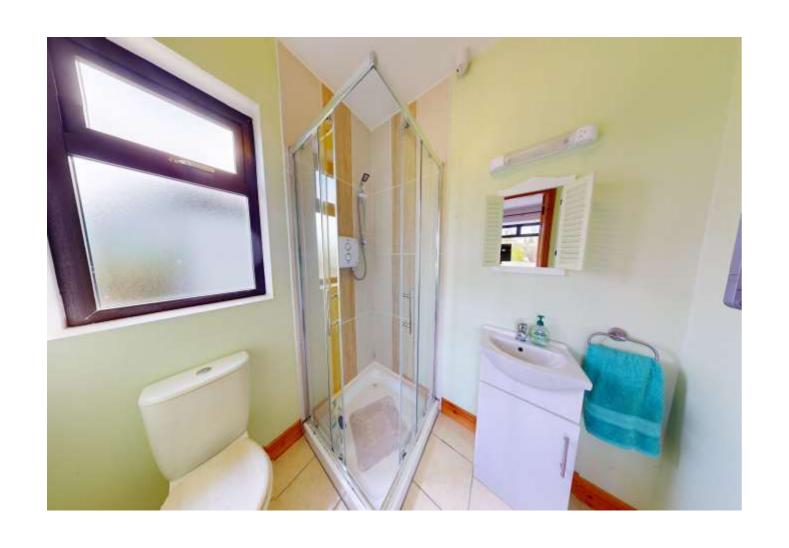


















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A.M.V. €380,000

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