

Ref: P7169

ANNAGH LONG, GOREY, CO. WEXFORD Y25 HV52

BER B3

QUINN PROPERTY

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Superb Four Bedroom Residence On C. Acre Elevated Site with Panoramic Views For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exquisite four bedroom property offering stunning views of Annagh's countryside and its rolling hills. This charming property will offer you the ultimate retreat from the hustle and bustle of every day living and is yet a mere 10km from Gorey town. Whether you are looking for a peaceful residence, a vacation home or an investment opportunity, this property is sure to exceed expectations.

The property is located within a sought after location close to the Wicklow/Wexford border, just a short distance from Ballythomas Primary School and the famous traditional Gap Pub. Gorey Town is 10km away and offers an excellent choice of schools, restaurants, retail shops, all major supermarkets, pubs and award-winning hotels, theatre, library and cinema. The property is only 9km from Exit 22 and the M11, allowing for a comfortable commute to South Dublin.

Upon entering the residence, you are greeted by a spacious and bright hallway which leads to the heart of the property, the kitchen / living area offering a blend of traditional charm and modern convenience. The kitchen / living space is spacious and inviting with windows that frame the stunning landscape filling rooms with natural light. A red brick fire place, over mantel and solid fuel stove is located in the centre of the living room offering warmth and charm on cold winter evenings. This property also boasts a modern tastefully decorated ground floor bathroom with an added benefit of Jacuzzi. The downstairs area also has two downstairs bedrooms and an additional living room.

A wooden staircase leads to the first floor with two generously sized double bedrooms, both carpeted for comfort. Each bedroom has an ensuite and breath taking views.

This thoughtfully designed property incorporates many noteworthy features such as granite sills and beautiful internal and external brickwork. Most striking is the stone façade and granite steps which are your first impression of this wonderful home.

Outside on entering via the stone built entrance, the property is surrounded by a gravelled area with extensive gardens and shrubbery offering ample opportunity to gardening enthusiasts. Early viewing of this property is advised and is guaranteed to impress. Accommodation is well proportioned and comprises as follows:

Ground Floor:

Entrance Hall:	4.1m x 5.7m	Carpet flooring, double height space with abundance of natural light, pleasant river views, feature stone wall
Sitting Room:	5.6m x 5.7m	Carpet flooring, double height space with abundance of natural light, pleasant river views, feature stone wall
Bathroom:	3.5m x 2.3m	Tiled flooring, WC, WHB, jacuzzi bath with shower head and tiled surround , shower with tiled surround
Hotpress:	1.0m x 0.8m	Ample shelving
Bedroom 3:	4.7m x 3.2m	Carpet flooring
Bedroom 4:	4.7m x 2.9m	Carpet flooring
Kitchen/Dining/Living/ Open Plan	7.8m x 4.6m 3.9m x 4.2m	Linoleum and carpet flooring, fitted kitchen units, dishwasher, electric cooker, tiled splash-back, extractor fan, recessed lighting, feature brick fire place with stove, dual aspect, door to rear garden





Utility Room:	3.9m x 1.8m	Linoleum flooring, fitted storage, washing machine, dryer, door to rear garden
Landing:	1.4m x 3.7m	Carpet flooring
Storage:		Carpet flooring
Bedroom 1:	4.9m x 4.8m	Carpet flooring, breath-taking views, velux window, eaves storage
Ensuite:	2.5m x 1.9m	Tiled flooring, W.C, W.H.B., electric shower, velux window
Bedroom 2:	4.9m x 4.4m	Carpet, breath-taking views, velux window, eaves storage
Ensuite:	2.5m x 1.8m	Tiled flooring, W.C, W.H.B., electric shower, velux window
Storage:		

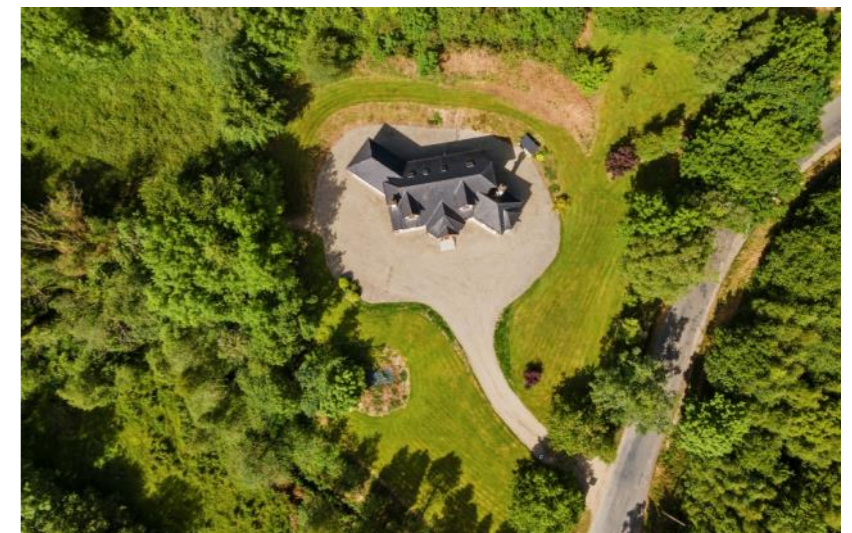


SERVICES AND FEATURES:

- Oil Fired Central Heating
- Superb Location
- C. Acre Site
- Landscaped Gardens
- Alarm
- Septic Tank
- Private Water Well
- Year Of Construction 2004
- Floor Area: 217m²

BER DETAILS:

- BER: B3
- BER No. 104252010
- Energy Performance Indicator: 149.48 kWh/m²/yr



**The Perfect Family Home In Turn-Key Condition
Viewing is Highly Recommended**

A.M.V. €520,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

