

Ref: P7256



ANNAGH, GOREY, CO. WEXFORD Y25 X6T2

BER B2

**QUINN PROPERTY**  
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# Superior Four Bedroom Residence With Large Detached Garage On A Mature Site For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present this exquisite four bedroom, three bathroom residence with large detached garage to the market. Located on a mature c. 0.8 acre site, in a scenic country setting, this property boasts delightful views of the surrounding landscape. Meticulously maintained and recently upgraded, this property features new front and rear doors, along with cavity wall insulation.

This is 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 tiled entrance hall, leading to a cosy living room adorned with wooden flooring and a wood-burning stove. The bright, modern kitchen is a chef's delight, equipped with tiled flooring, a tiled backsplash, ample storage, and an integrated dishwasher and fridge freezer. Adjacent to the kitchen, the dining room is a highlight, featuring a triple-glazed picture window that floods the space with natural light and offers a lovely garden view. A generously sized utility room with tiled flooring, extensive storage, a washer and dryer, and rear garden access complements the kitchen. The sunroom, with its bright interior, wooden floors, and French doors opening to the patio, offers stunning garden views and serves as a fantastic feature of this home. The fully tiled downstairs guest WC includes a W.C, WHB, and shower. A versatile downstairs bedroom, currently utilised as a playroom/office, completes the ground floor.



A wooden staircase leads to the first floor, housing three generously sized double bedrooms, each carpeted for comfort. The master bedroom boasts an en-suite with double WHB and a walk-in wardrobe. The main bathroom is fully tiled, featuring a large bath, W.C, WHB, and shower. Additionally, the landing provides access to a floored and plastered attic space with Velux windows, offering a versatile space that could provide for substantial storage.

## OUTSIDE:

Externally, the grounds are finished to a high standard with magnificent landscaped gardens and a patio area - the perfect setting for summer barbeques and alfresco dining. The property boasts a large detached garage (which might also be suitable for a workshop or a granny-flat, if converted). Exceptional views of the surrounding countryside complete the picture for this perfect family home.



## Ground Floor:

Entrance Hall:		Tiled flooring, solid front door
Kitchen/Dining Room:	7.8m x 4.4m	Tiled flooring, fully fitted kitchen, tiled splashback, white goods included, wooden floor in dining room, triple glazed picture window
Utility Room	3.4m x 2.3m	Tiled floor, washing machine, dryer, fitted units and back door
Sitting Room	4.8m x 3.9m	Wooden floor, wood burning stove
Sun Room	4.5m x 4.1m	Wooden floor
Bedroom 4 / Playroom	3.8m x 3.6m	Wooden floor
Guest WC	3.4m x 1.1m	Fully tiled, W.C, WHB, electric shower





Stairs/Landing

Wooden flooring, hot press, attic access via stairs.

Master Bedroom 5.2m x 4.0m

Carpet, walk in wardrobe

Bathroom: 2.4m x 1.8m

Fully tiled, power shower, W.C., W.H.B.

Bedroom 2: 3.2m x 2.9m

Carpet flooring, T.V. point, built in hair dryer, flip up/down table

Bedroom 3: 2.9m x 2.5m

Carpet flooring, ample storage



**SERVICES AND FEATURES:**

Oil Fired Central Heating - Hive App Controlled

Superb Location

C. 0.75 Acre Site

Patio Area off Sunroom

Landscaped Gardens

Large Detached Garage

Electric Gates with CCTV

Fitted Alarm

Septic Tank

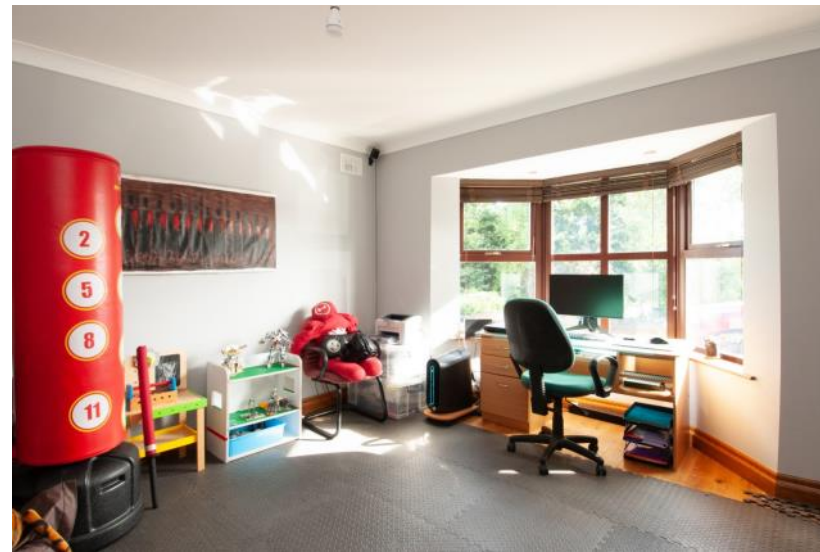
Private Water Well

Blinds & Light Fittings included

White Goods Included

Year Of Construction 2004

Floor Area: 208m<sup>2</sup>



**BER DETAILS:**

BER: B2

BER No. 115548307

Energy Performance Indicator: 119.56 kWh/m<sup>2</sup>/yr



**This Superb Property Will Make The Perfect Family Home.  
Viewing is Highly Recommended**

**A.M.V. €485,000**



# QUINN PROPERTY

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