

Ref: 7397

OULARTWICK, GOREY, CO. WEXFORD Y25A3A8



BER B3

QUINN PROPERTY
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Excellent Four Bedroom Residence With Extensive Attic Space On Spacious C. 1.2 Acre Site For Sale By Private Treaty





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful four bedroom family home to the market. The property sits on an expansive site and is surrounded by open countryside offering a quite and private setting.

The area is known for its scenic beauty, featuring rolling fields, mature hedgerows, and unspoiled natural surroundings. It's an ideal location for nature lovers, walkers, or anyone looking to enjoy country living without being too remote. The nearby coast is only a short drive away, offering beautiful beaches like Morristown and Cahore.

The area offers close proximity to, Monageer 4km and Oulart 5km, both with primary school, church, shop, pub and GAA clubs. Wexford is 24km and Gorey 33km. Local schools, sports clubs, and community events bring a strong sense of community to the area and overall, the location combines rural charm with practical access to towns and services. Commuting to Dublin is feasible via the M11 motorway, making this a great option for remote workers, south Dublin being a comfortable hour and half drive

Constructed in 2019, this home has been well maintained by its current owners and is presented in pristine condition throughout.

This bright and spacious four-bedroom property offers comfortable, modern living in a peaceful countryside setting. The home is exceptionally well maintained, with a fresh, neutral interior ready to move into. An open-plan layout ensures a great flow between the living, dining, and kitchen areas, ideal for family life or entertaining guests. Each of the four bedrooms is generously sized, with large windows that flood the rooms with natural light. The property also includes a well-equipped family bathroom. This is an ideal home for growing families, retirees, or anyone seeking space and comfort in a beautiful location.

The property is approached via a hardcore driveway with ample parking space for multiple vehicles, making it ideal for families and guests. Surrounded by lush greenery, the property boasts expansive lawns to the front, rear, and sides, offering plenty of space for outdoor living, gardening, or simply soaking up the peace of the countryside. Mature shrubbery and natural planting create a sense of privacy and shelter, while adding colour and character throughout the seasons

This property is perfect for anyone who values outdoor space, privacy and countryside charm, the grounds of this property offer a rare combination of beauty, functionality, and potential. Whether for quiet living or entertaining, this stunning setting is a true asset to the home. There's also excellent potential to add a patio, greenhouse, or even a garden studio, subject to planning permission.



Accommodation Comprises As Follows:

Entrance Hall:	4.3m x 5.8m A.W.P. 1m x 3.6m	Laminate flooring, stairs to first floor, hotpress
Family Bathroom:	3.5m x 2.3m	Bath, W.C., W.H.B.
Kitchen/Diner:	6.3m x 3.4m	Tiled flooring, fitted units with waist and eye level units, gas hob, electric oven, extractor fan, fridge freezer, dish washer, French doors to rear
Sun Room:	4.8m x 4.7m	Carpet flooring, double French doors to rear
Utility Room:	3.4m x 1.8m	Tiled flooring, plumbed for washing machine, back door
Sitting Room:	4.6m x 5.6m	Laminate flooring, solid fuel stove
Bedroom 1:	4.6m x 4.0m	Laminate flooring
Ensuite:	3.7m x 3.0m	Tiled flooring, W.C. W.H.B, shower
Bedroom 2:	3.3m x 4.9m	Laminate flooring
Bedroom 3:	3.2m x 3.8m	Laminate flooring
Bathroom:	3.4m x 2.6m	Tiled flooring, W.C., W.H.B. bath with overhead shower
Attic:		
Hallway:	3.7m x 2.7m A.W.P.	Laminate flooring
Room 1:	5.4m x 4.5m 2.8m x 1.2m	Laminate flooring
Room 2:	5.2m x 4.5m 3.0m x 1.2m	Laminate flooring
W.C.:	3.2m x 1.6m	W.C., W.H.B. shower

SERVICES & FEATURES:

Well Water Supply
 Septic Tank
 Built: 2000's
 Property Extends To: 208m² Approx.
 Large Mature Gardens

BER DETAILS:

BER B3
 BER NO: 118294990
 Energy Performance Indicator: 134.31kWh/m²/yr

Live Large In A Property Where Every Square Foot Speaks Elegance



A.M.V. € 395,000





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

