

Ref: 7439



RAHEENDUFF, OULART, GOREY, CO. WEXFORD Y25 PF58

BER D1

QUINN PROPERTY

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Superb Country Residence On C. 0.55 Site

For Sale By Private Treaty



LOCATION:

This beautiful property enjoys an excellent location in the heart of County Wexford in an idyllic country setting convenient to Raheenduff village. It is within walking distance of the local shop and pub, 1km from Kilnamanagh primary school and 8km from Kilmuckridge village with an array of amenities to include hotel, shops, pubs, primary and secondary schools, churches and nearby Morristcastle Beach. The property is just 1km off the R741, the main Gorey to Wexford road, 20km south of Gorey, 24km north of Wexford town, 12km south of Ballycanew, 10km from a choice of excellent golden sandy beaches and just over an hour's drive from south Co. Dublin. Gorey is one of region's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels, golf clubs and leisure centres.



DESCRIPTION:

Built in 2004, this modern Georgian style residence is approached via wooden gates with a hardcore driveway extending up to and around the house. The property boasts large lawn area to the front with post and rail fencing on one side and mature trees as the boundary on the other side. There is a separate garage which offers plenty of scope for storage or perhaps even conversion to a small granny flat, as well as a boiler house. The house has been well maintained by its present owner and is ready for immediate occupation. Accommodation is bright, spacious and extends to 142m². It comprises as follows:



Entrance Hall:	3.3m x 1.8m	Tiled flooring (Mosaic style), stairs to first floor
Kitchen/ Dining Room:	7.7m x 5.0m A.W.P.	Linoleum flooring, bay window, solid fuel stove, fitted kitchen units, sliding doors to garden
Storage:	1.0m x 0.6m	
Utility room:	3.2m x 2.6m	Linoleum flooring, plumbed for washing machine, door to rear garden
W.C.:	2.6m x 1.4m	Fully tiled, W.C., W.H.B.
Sitting Room:	4.9m x 3.9m A.W.P.	Laminate flooring, bay window, feature fire place with open fire
Landing:	1.8m x 1.1m 3.3m x 1.1m 1.8m x 1.1m	Timber flooring



Bedroom 4: 2.7m x 2.6m Timber flooring

Bathroom: Timber flooring, tiled walls, W.C., W.H.B., bath with shower head, electric shower

Bedroom 3: 3.9m x 3.5m Timber flooring A.W.P.

Hot Press: 1.0m x 0.9m Shelved



Bedroom 2: 3.5m x 3.0m Timber flooring

Master Bed: 4.2m x 4.0m Timber flooring

Ensuite: 2.7m x 1.0m Timber flooring, tiled walls, W.C., W.H.B. shower



SERVICES AND FEATURES:

Oil Fired Central Heating

Private Well

Septic Tank

Attic with Two Velux Windows, Accessed Via Stairway

Large Site

Property Extends To: 142 m²

Built: 2004



BER DETAILS:

BER: D1

BER No. 117507764

Energy Performance Indicator: 233.98 kWh/m²/yr



Attractive Two Storied Family Home
Viewing Is By Appointment





A.M.V. €355,000

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