

Ref: 7591

NO. 7 AN TARDÁN, KILLENAGH, GOREY, CO. WEXFORD Y25 V448



BER B3

Fabulous Four Bedroom Detached Home With Double Garage On C. 0.7 Acre Mature Site For Sale By Private Treaty





LOCATION:

QUINN PROPERTY are delighted to introduce this stunning property to the market. Enjoying an excellent location, it is 3km from the village of Ballycanew with primary school, churches, creche, community centre, two supermarkets, filling station, garage, hair salon and take away and 5km from Ballygarrett with similar services.

The property is 10km from Gorey with an extensive choice of schools, restaurants, chic boutiques, cafes, pubs, award winning hotels, cinema, theatre and excellent daily commuter services with Bus Eireann, Expressway and the local train station. A fifteen minute drive will take you to the M11 motorway, allowing for a comfortable drive for Dublin commuters.

Other amenities close by include the renowned Wells House & Gardens with acres of enchanting woodlands, animal farm, childrens' playground and a choice of numerous golf courses. Wexford town is 25 minutes drive, while Enniscorthy is a 20 minutes drive.

This fine family home is also convenient to Wexford's beautiful coastline, where one is spoiled for choice when it comes to superb sandy beaches that include, Cahore 7km, Ardamine 8km, Courtown 9km and Kilmuckridge 10km. The property is within walking distance of two traditional Irish Pubs, 'O'Brien's' and 'Porter's'.



The residence is part of an exclusive enclave of only ten detached homes and, while it sits on its own private site, this affords a great sense of security. Accommodation is light filled and generously proportioned, it extends to c. 168m² and briefly comprises of entrance hall, living room, kitchen/dining room, sun room, bedroom, ensuite and utility on the ground floor with three bedrooms, one ensuite, hot press and family bathroom on the first floor. This home being presented in immaculate condition throughout.

Outside, the residence is approached via a tarmac driveway with well maintained lawns, mature trees and post and rail fencing along the boundary. A large, detached garage with double doors offers ample storage facilities and, possible potential to convert, subject to planning. With such a generous site, there are endless possibilities for the garden enthusiast to develop sections into themed gardens with water features, seating areas for relaxation, orchards, wildflower meadow or vegetable plots.

Ground Floor:

Entrance Hall:	4.7m x 2.3m	Wooden flooring, stairs to first floor
W.C.:	1.7m x 0.8m	
Living Room:	4.7m x 3.6m	Wooden flooring, bright and airy with dual aspect windows, garden views, feature fireplace with solid fuel stove
Kitchen/Dining Room:	3.8m x 8.0m	Tiled flooring, fully fitted kitchen with waist and eye level units, electric hob, electric oven, dishwasher, doors to garden
Sun Room:	3.5m x 3.6m	Tiled flooring, vaulted wooden ceiling, wonderful garden views, doors to garden and patio area
Utility:	1.8m x 1.8m	Tiled flooring
Bedroom 4:	4.7m x 3.7m	Wooden flooring, floor to ceiling fitted wardrobes
En-Suite:	1.8m x 1.8m	Fully tiled wet room, W.C., W.H.B., shower

First Floor:

Landing:	4.1m x 3.2m	Wooden flooring
Bedroom 2:	2.6m x 3.9m	Wooden flooring, built-in wardrobes, dormer windows
Bedroom 3:	2.6m x 3.7m	Wooden flooring, built-in wardrobes, dormer windows
Bedroom 1 (Master):	3.6m x 3.9m	Wooden flooring
En-Suite:	2.2m x 1.8m	Wooden flooring, W.C., W.H.B., bath with shower attachment
Hot Press:	2.2m x 1.3m	Shelved
Bathroom:	3.7m x 2.6m	Wooden flooring, W.C., W.H.B., bath
Double Garage:	9.0, x 6.8m	Double Electric roller doors



BER DETAILS:

BER: B3

BER No. 115931495

Energy Performance Indicator: 132.69 kWh/m²/yr

SERVICES AND FEATURES:

Mains Water

Septic Tank

Oil Fired Central Heating

Super Location Close To The Coast

Large Detached Garage 61.6m²

Property Extends To: 168m²

Built: 2003



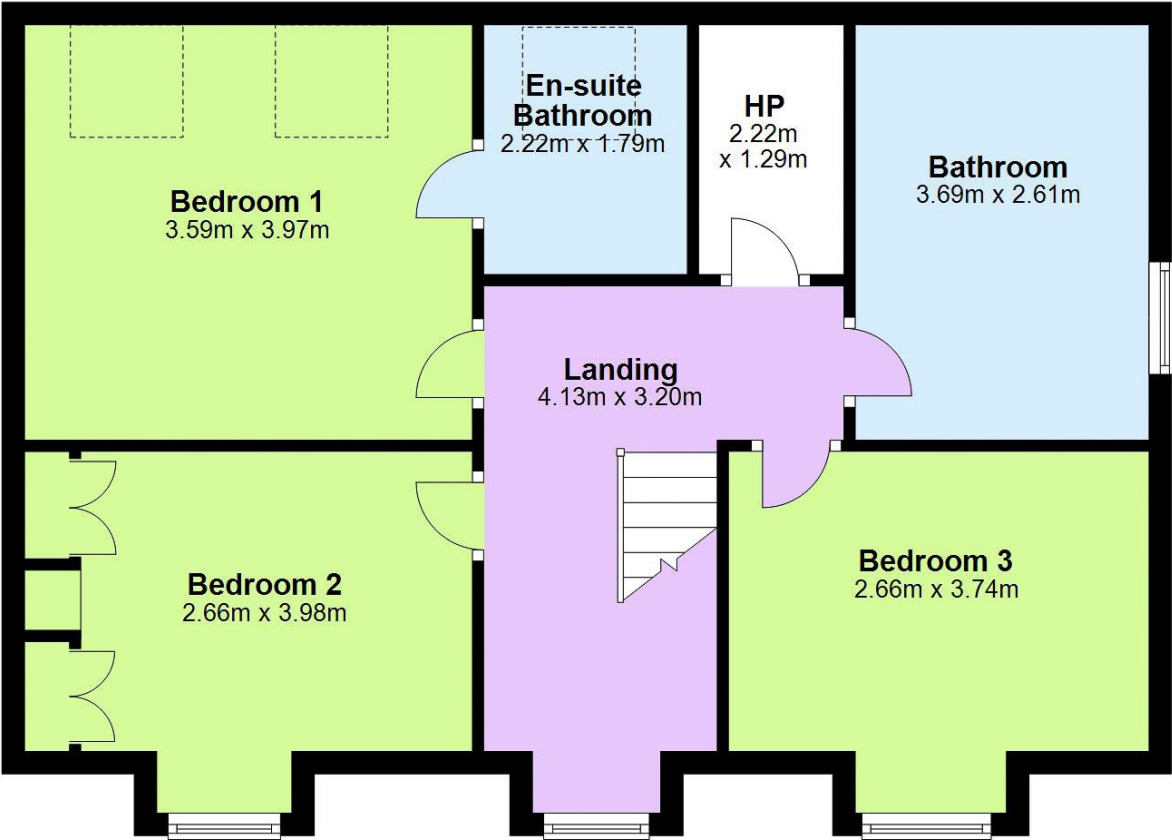


Early Viewing Is Highly Recommended And By Appointment Only
A.M.V. €415,000

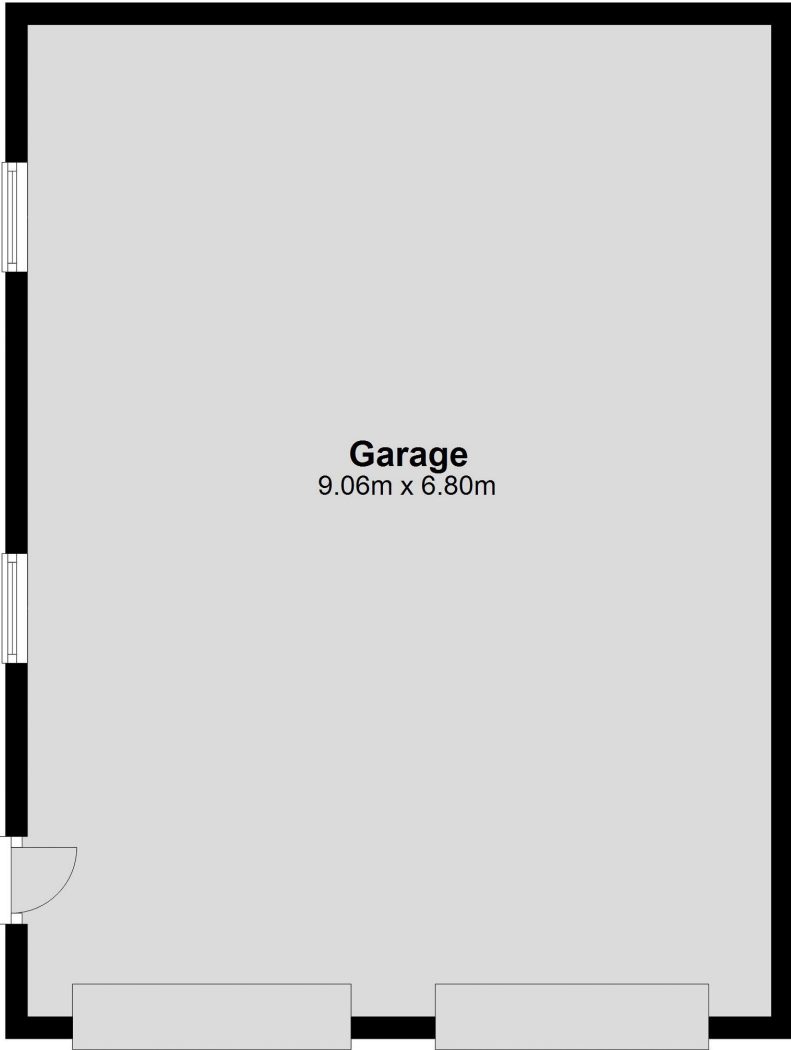
Ground Floor



First Floor



Ground Floor



Total area: approx. 61.6 sq. metres



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