

# 'THE BRAMBLES', CASTLETOWN, GOREY, CO. WEXFORD Y14 FC98



Ref: 7625

BER C2

**QUINN PROPERTY**

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# Exceptional Four Bedroom Family Residence With Stables On C. 1.8 Acre Site For Sale By Private Treaty







**QUINN PROPERTY** are excited to introduce this exceptional family home to the market. Located in a prestigious location near the coast, it is part of an enclave of three luxury detached properties.

The residence sits on a generous site of approximately 1.8 acres in a lush country setting and yet is within a convenient reach of both Gorey (12km) and Arklow (8km). It is located a short distance from the coast with easy access to stunning beaches, coastal walks, golf courses and a vast array of leisure amenities. There are excellent daily commuter services in both Gorey and Arklow with Bus Eireann, Wexford Bus and the local train stations. South Dublin is a comfortable commute of 40 minutes.

This large property offers a spacious and well-maintained layout over three floors, perfect for family living or entertaining guests. Natural light fills well-proportioned accommodation which includes a family room, living room, kitchen cum dining room, study, utility, WC and conservatory capturing the wonderful outdoor space on the ground floor, with four bedrooms, two of which are en-suite, all offering scenic views of the surrounding countryside, Tara Hill and the coastline, a family bathroom and two further rooms in the attic space.

A shared communal entrance leads to a private tarmacadam driveway that wraps around the residence providing ample parking facilities. The property is complemented by stables and an adjoining paddock, ideal for those with equestrian interests. This might also suit those seeking extra storage facilities, an opportunity for the garden enthusiast or simply additional leisure space.

Outside, the expansive grounds are bounded by post and rail fencing and offer ample space for outdoor living. Manicured lawns, mature trees and shrubberies provide a serene and private setting, while a patio area is the perfect venue for barbeques and entertaining.

This detached house offers a perfect blend of countryside living with coastal charm.





## Accommodation Comprises As Follows:

### Ground Floor:

Entrance Hall:		Laminate flooring, stairs to first floor
Family Room:	4.5m x 4.1m	Carpet flooring, Marble fireplace, Bay window, pleasant views
Sun Room:	3.8m x 3.3m	Laminate flooring, double doors to garden, pleasant views
Kitchen/Living Room:	7.0m x 3.7m	Tiled flooring, Marble counter tops, fitted units
Living Room:	4.5m x 4.1m	Laminate flooring, wood burning stove, Bay window, pleasant views
W.C.:		Tiled flooring, WC, WHB
Study:	3.2m x 1.7m	Laminate flooring
Utility:	2.1m x 1.8m	Plumbed for washing machine and dryer, storage units, door to rear

### First Floor:

Bedroom 1:	4.4m x 3.1m	Wooden flooring, built in wardrobe, walk-in wardrobe, Bay window, pleasant views
En-Suite:	2.3m x 1.3m	Fully tiled, WC, WHB
Bedroom 2:	4.5m x 3.1m	Wooden flooring, built in wardrobe, Bay window, pleasant views
En-Suite:	2.3m x 1.3m	WC, WHB, shower
Bedroom 3:	4.1m x 3.2m	Wooden flooring, built in wardrobe
Bedroom 4:	4.4m x 3.2m	Wooden flooring, built in wardrobe
Bathroom:	2.9m x 2.1m	Fully tiled, shower, WC, WHB and bath

### Attic:

Room 1:	6.9m x 4.0m	Carpet flooring, Velux Window
Room 2:	4.4m x 4.0m	Carpet flooring, Velux Window





## SERVICES & FEATURES:

Private Water

Private Well

Oil Fired Central Heating

Well Proportional Rooms

Marble Kitchen Counters

Wood Burning Stove

Stables

Excellent Location Close To The Coast

Property Extends To: C. 258m<sup>2</sup>

Built: 2002

## BER DETAILS:

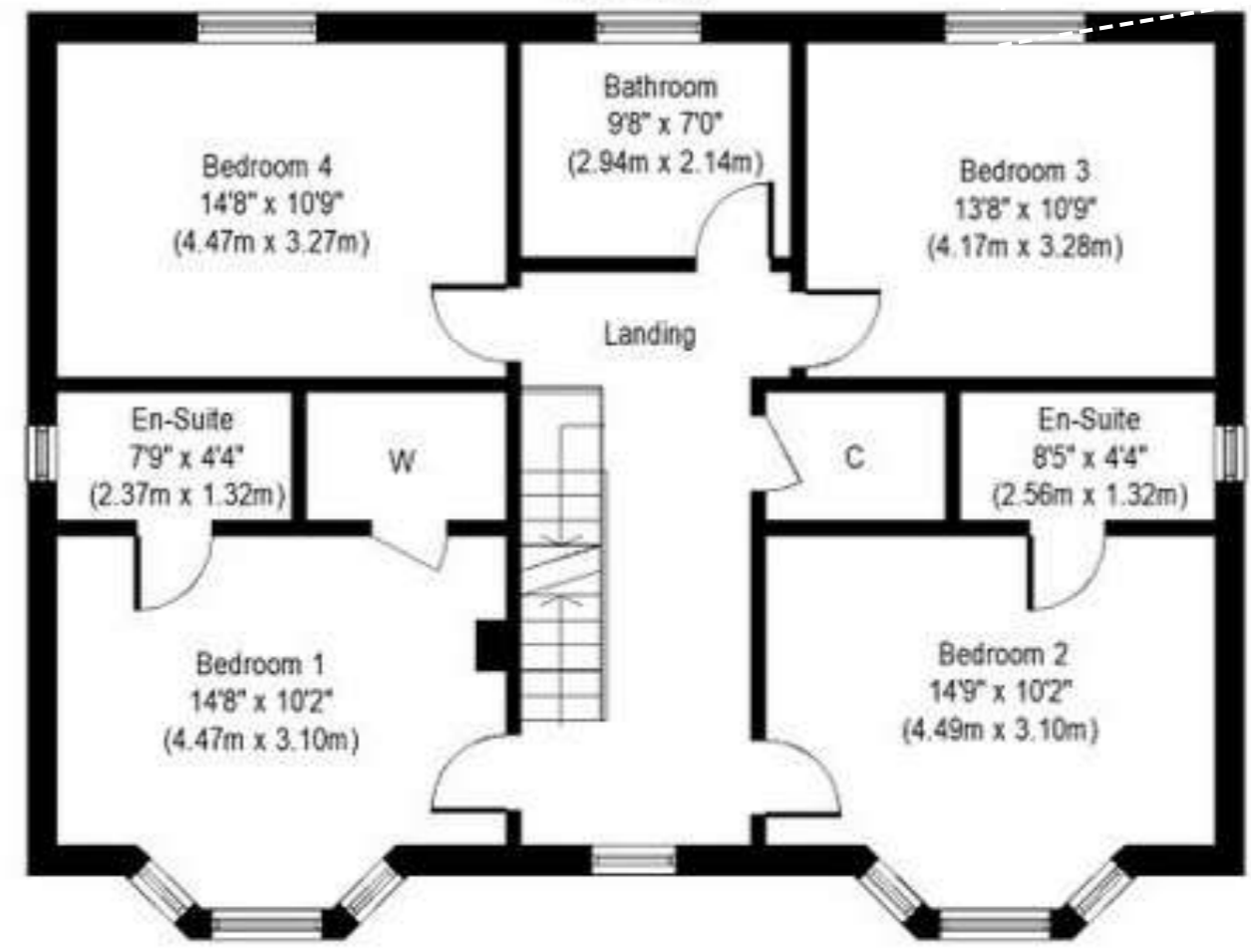
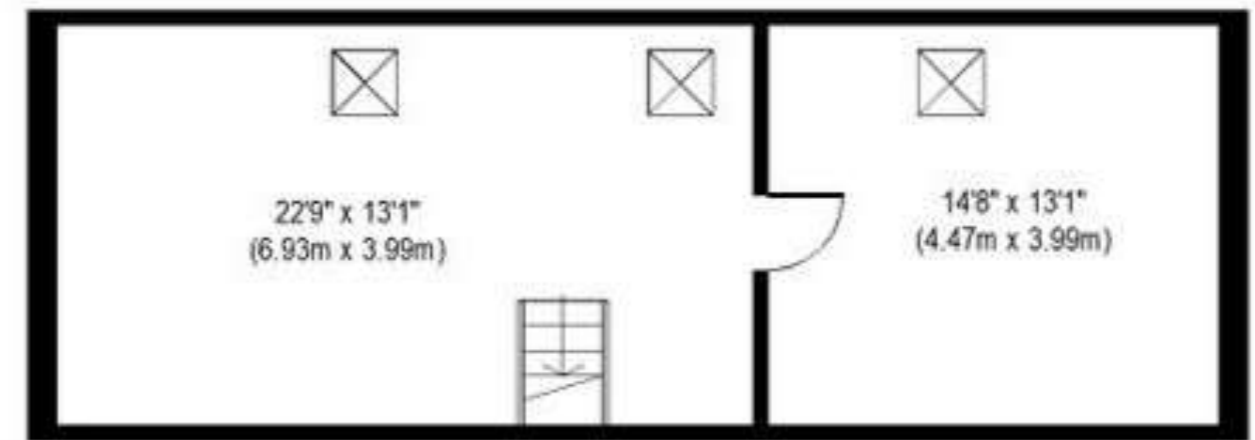
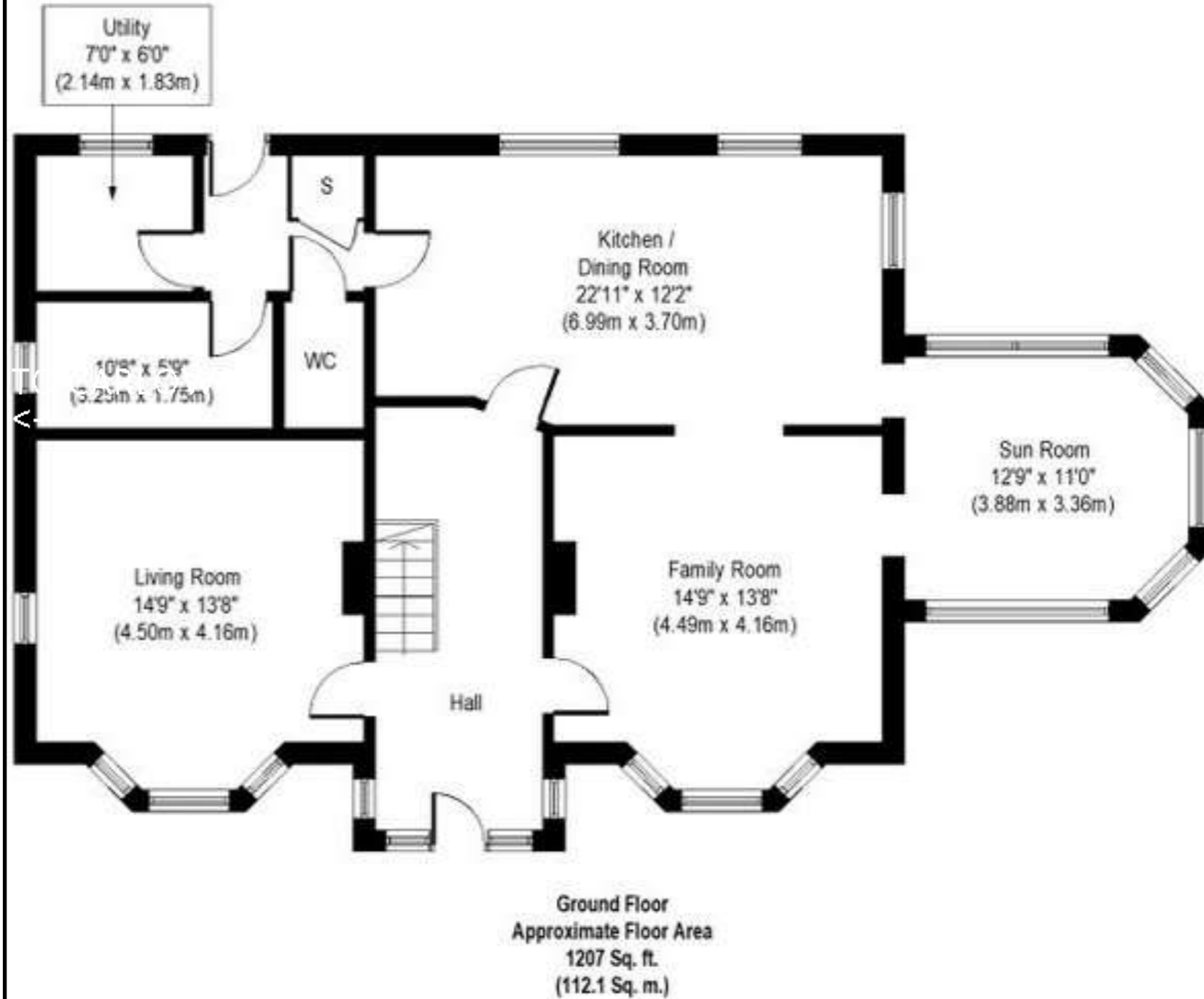
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Energy Performance Indicator: 178.24kWh/m<sup>2</sup>/yr



**A.M.V. €585,000**









# QUINN PROPERTY

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