

Ref: 7663

BALLYBEG, GOREY, CO. WEXFORD Y21 CT98



BER B3

QUINN PROPERTY

www.quinnproperty.ie

Exceptional Four/Five Bedroom Family Residence With Garage & Large Annex On C. 1.4 Acre Site For Sale By Private Treaty





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exceptional family home to the market. Enjoying a wonderful country location, it's scenic setting is complimented with picturesque views of Sliabh Bhuí and Askamore Woods in the distance. This area offers an abundance of outdoor pursuits and is renowned for its fabulous walking, hiking and mountain biking trails with breathtaking views of valleys, peaks and rolling hills.

The property is 4.5km from Carnew and 6.5km from the historic village of Ferns, both offering a good range of amenities to include primary schools, shops, pubs, restaurants, churches and sporting facilities, with the Wexford GAA Centre of Excellence only a ten minute drive away from the property itself. Bus Eireann and Expressway also offer excellent daily commuter services from Ferns.

Gorey is a twenty minute drive and offers a vast choice of schools, restaurants, boutique shopping, pubs, award winning hotels, cinema, theatre and an array of local and leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. The property is approximately 13km to the M11, leaving south Dublin just over an hour's commute.

Constructed in 2001, this home has been beautifully maintained by its current owners and is presented in pristine condition throughout. The inviting hallway sets the tone for this property where accommodation is bright and spacious with generously proportioned rooms, all bathed in natural light by the abundance of windows thoughtfully placed throughout. The tastefully designed accommodation briefly comprises of entrance hall, kitchen/dining room, bathroom, utility, sitting room and sun room on the ground floor, with four bedrooms (the master en-suite), bathroom and office/fifth bedroom on the first floor. A large walled-in patio area with feature brick and iron surround extends from the kitchen/dining area, creating an outdoor extension that is both functional and beautiful and the perfect setting for casual family meals, elegant gatherings and tranquil relaxation, all within the comfort of a private, beautifully landscaped haven.

Outside, the property boasts immaculately kept grounds, where every detail has been thoughtfully curated to enhance the surroundings. A pebbled driveway sweeps through the entrance, leading up to and around the house which is also framed with a paved pathway providing a functional walkway, whilst also adding a polished, finished touch to the property. Perfectly manicured lawns, shrubberies, mature trees and lush hedging define its borders. The property also benefits from a large annex, ideal for conversion and a separate garage with ample storage space.

All in all, this property offers an unparalleled blend of luxury, comfort and style, where meticulous care and maintenance has created an exquisite country retreat and the perfect family home.

This property's 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.



Accommodation Comprises As Follows:

Ground Floor:

Entrance Hall:	4.9m x 5.3m	Timber flooring, coving, feature wooden staircase to first floor
Kitchen/Dining Room:	5.3m x 7.1m	Tiled flooring, fully fitted wooden kitchen with an extensive range of waist and eye level units, dresser, Island with sink, Range Master cooker, gas hob, tiled splash back, recessed lighting, double doors leading to patio area and sunroom
Utility Room:	2.8m x 3.1m	Tiled flooring, fitted units, door to outside
Storage:	1.4m x 1.3m	
Sitting Room:	4.0m x 4.0m	Tiled flooring, solid fuel stove, coving, double doors to patio area, multi-aspect windows
Dining Room:	4.4m x 4.9m	Timber flooring, bay window with pleasant views, coving
Living Room:	8.4m x 4.0m	Timber flooring, feature stone fireplace with stove, double doors to large patio area, two Bay windows with pleasant views, coving
Bathroom:	3.2m x 2.0m	Tiled flooring, WC, WHB, jacuzzi with tiled splash back
Boiler Room:	4.0m x 2.0m	

First Floor:

Landing:	6.4m x 9.4m	Timber flooring, dormer window
Bedroom 1 (Master):	4.9m x 4.8m	Timber flooring, walk-in-wardrobes, Balcony with beautiful views
Ensuite:	2.9m x 1.7m	Tiled flooring, WC, WHB, bath, dormer style window
Walk-In-Wardrobe:	2.3m x 1.5m	
Bedroom 2:	4.2m x 5.2m	Timber flooring
Ensuite:	2.7m x 4.9m	
Bedroom 3:	3.0m x 5.0m	Timber flooring
Bedroom 4:	3.0m x 5.0m	Timber flooring
Bedroom 5/Office:	3.0m x 2.0m	Timber flooring
Bathroom:	1.9m x 4.2m	Fully tiled, WC, WHB, bath with shower over
Storage:	2.2m x 1.4m	

This Detached House Offers A Perfect Blend Of Countryside Living Within Easy Reach of Gorey and the M11

BER DETAILS:

BER: B3

BER No. 117586420

Energy Performance Indicator: 142.76kWh/m²/yr

SERVICES & FEATURES:

Private Water

Septic Tank

Oil Fired Central Heating

High Polished Wooden Floors Throughout

Solid Internal Doors

Large Annex (100 m² Approx.)

Garage (40 m² Approx.)

Built: 2001

Property Extends To: 295 m² Approx.



A.M.V. €575,000

Ground Floor



First Floor

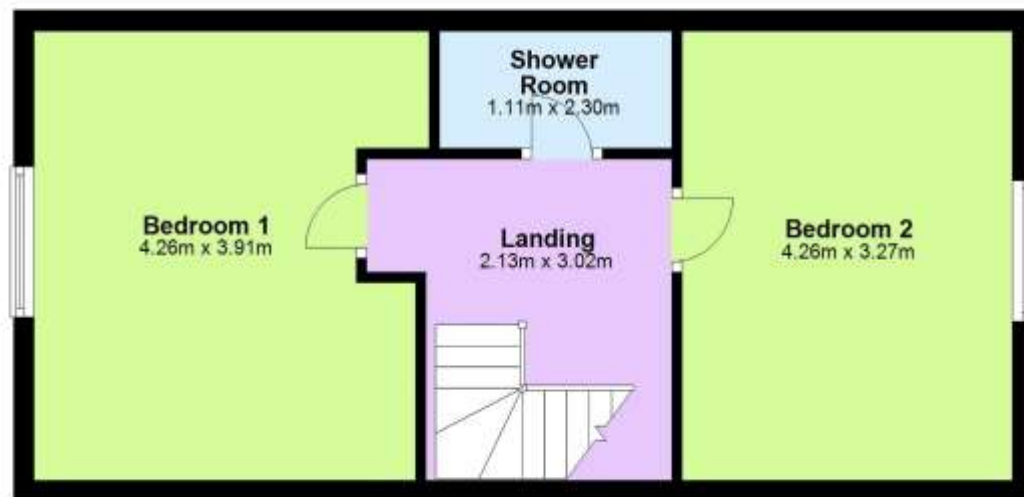


Annex

Ground Floor
Approx. 59.2 sq. metres



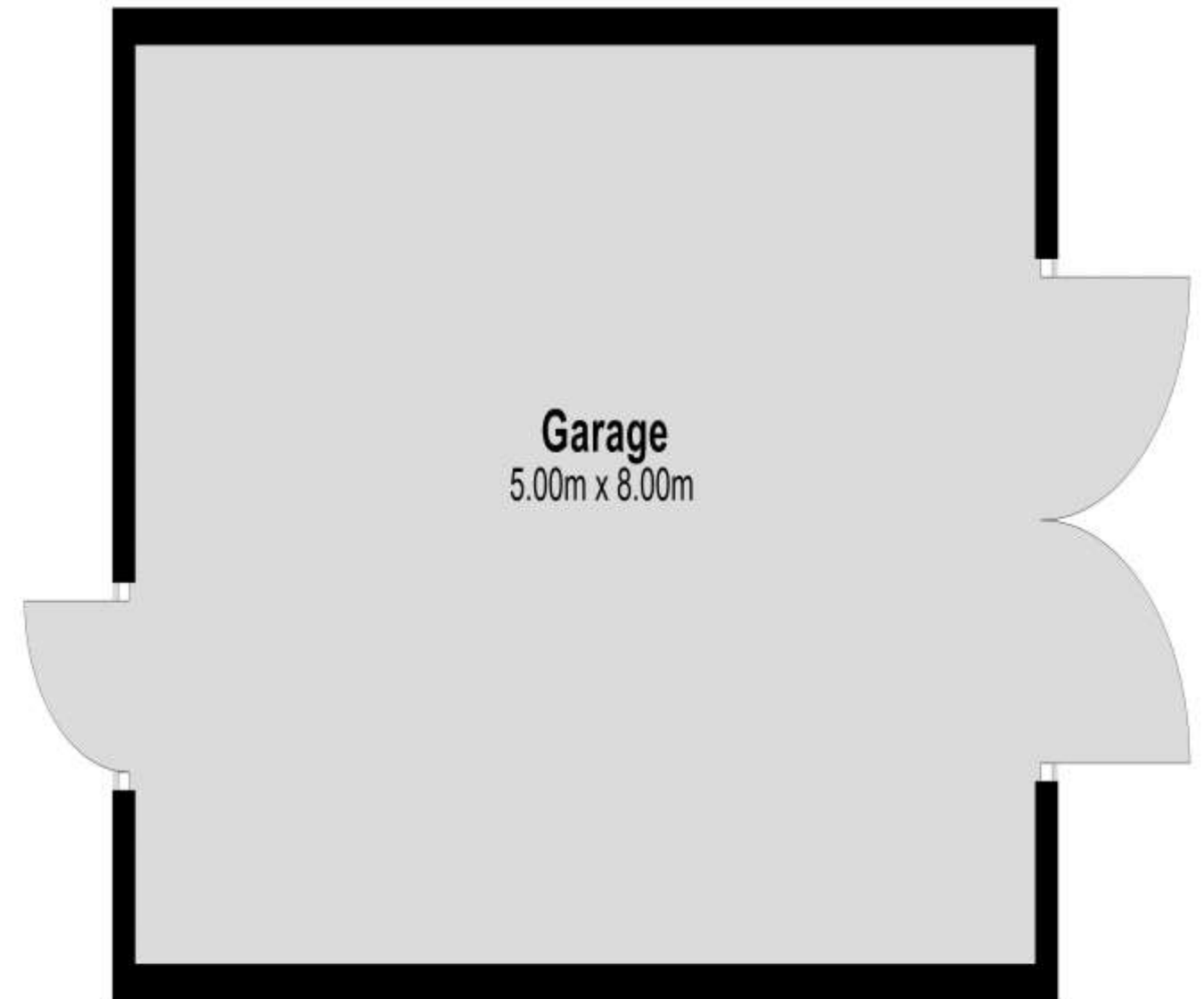
First Floor
Approx. 41.2 sq. metres



Total area: approx. 100.4 sq. metres

Garage

Ground Floor



Total area: approx. 40.0 sq. metres

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

