

'KIAMA' KILNAHUE, GOREY, CO. WEXFORD Y25 TX04

Ref: 7798



BER D2

QUINN PROPERTY

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Five Bedroom Home In A Most Sought After Area For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this spacious five bedroom property to the market. This home is conveniently located on the Gorey to Carnew road, mere minutes from all services. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. Dublin is a comfortable commute of approximately one hour. There are excellent commuter services from Gorey including Wexford Bus, Bus Eireann and a train station.

Set in a highly desirable location, this spacious five-bedroom home offers incredible potential for transformation. Generous room sizes and an abundance of outdoor space provide the perfect foundation to create a truly stunning family residence. Positioned on an elevated plot, the property boasts breathtaking panoramic views of the surrounding countryside — a rare opportunity to craft your dream home in an exceptional setting.



Accommodation comprises as follows:

Porch:	2.21m x 1.90m	Tiled flooring, abundance of natural light
Entrance Hall:	5.48m x 4.28m	Laminate flooring, staircase to first floor, abundance of natural light
Living Room:	6.08m x 4.72m	Carpet flooring, feature fire place with open fire, coving, pleasant views, dual aspect
Kitchen/Dining Room:	5.01m x 4.72m	Laminate flooring, fitted waist high and eye level kitchen units, electric cooker, extractor fan, tiled splashback, coving, door to rear garden
Bedroom 5:	3.31m x 3.29m	Carpet flooring, fitted wardrobes
Bedroom 4:	3.31m x 3.63m	Carpet flooring, fitted wardrobes
Hotpress	1.10m x 1.00m	Shelving
Bathroom:	2.03m x 2.63m	Fully tiled, W.C., W.H.B., shower, heated towel rail
Sitting Room:	3.34m x 4.09m	Carpet flooring, pleasant views, coving
Landing:	5.81m x 4.02m	
Bedroom 1:	3.45m x 3.40m	Carpet flooring, fitted wardrobes, scenic views
En-Suite:	1.44m x 3.40m	Tiled flooring, W.C., W.H.B., heated towel rail, shower with tiled surround
Bathroom:	1.37m x 3.40m	Carpet flooring, W.C., W.H.B., bath with tiled surround, heated towel rail
Bedroom 2:	3.70m x 2.94m	Carpet flooring, fitted wardrobes, scenic views
Bedroom 3:	3.31m x 2.76m	Carpet flooring, fitted wardrobes, scenic views





OUTSIDE:

The property is set on beautifully maintained grounds, featuring a south-facing front garden with a sheltered patio area—ideal for relaxing or entertaining in the sun. The expansive garden offers a tranquil setting with a nature pond, patio area, rockeries, and vibrant flower beds, all framed by a selection of mature trees and shrubs. Additional features include a block-built boiler house, a gardener's WC, and a tarmac driveway providing ample off-street parking.



SERVICES AND FEATURES:

Mains Water
Shared Septic Tank
Oil Fired Central Heating
Solar Panels
E.V. Charing Point
Block Built Garage with Racking and Shelving
Property Extends To: 180.7m²
Built: 1970



BER DETAILS:

BER: D2
BER No. 118277987
Energy Performance Indicator: 279.61 kWh/m²/yr



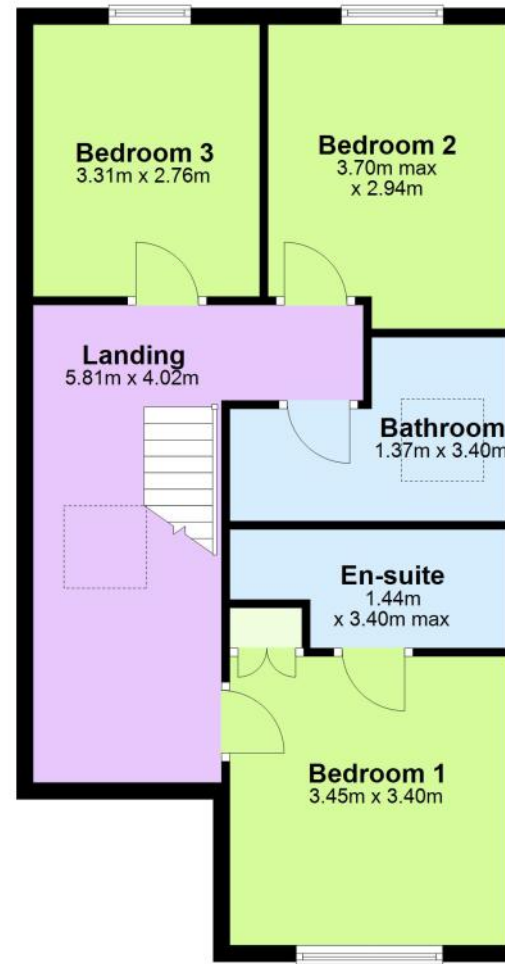
An Exceptional Opportunity To Acquire A Substantial Five-Bedroom Home In A Highly Sought-After And Superbly Convenient Location

A.M.V. €450,000

Ground Floor
Approx. 120.7 sq. metres



First Floor
Approx. 59.9 sq. metres



Total area: approx. 180.7 sq. metres



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.