

BALLYLACEY, INCH, GOREY, CO. WEXFORD, Y25 R2W7

Ref: 7824



QUINN PROPERTY

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**Stunning Five Bed Residence With Garage On Large C. 0.75 Acre Site
For Sale By Private Treaty**





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exquisite property nestled in the picturesque landscape of Ballylacey and a few minutes drive from Inch with shop, pub and creche. Inch is a charming and historic village and offers a warm and welcoming community, while nearby amenities include primary schools, shops, cafes, and recreational facilities. Gorey is 8km away and Arklow town 11km. The M11 motorway can be accessed within a few minute's drive at Tinnock Roundabout, making south Dublin a comfortable 45 minute commute and Wexford a stress free 30 minutes journey. The golden beaches of the Wexford coastline and the scenic walking trails of the Wicklow Mountains are also just a short drive away.

Gorey is one of the regions most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, along with an extensive choice of restaurants, shops, pubs, restaurants and sporting clubs. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station.

Set on a generously sized private plot, this beautifully maintained home features landscaped gardens, a large driveway, and uninterrupted views of the surrounding countryside. Upon entering the residence, you're welcomed by a bright and spacious hallway with high ceilings and elegant finishes that set the tone for the rest of the home.

The ground floor boasts a versatile layout, including a generous open-plan kitchen and dining area; perfect for family gatherings and entertaining. The kitchen is fully fitted with high-end appliances, solid wood cabinetry, and granite countertops. French doors open from the dining space onto a sun-drenched patio, creating a seamless indoor-outdoor living experience.

A formal living room with a feature fireplace offers a cosy retreat. The bright and inviting sun room draws in an abundance of natural light and offers serene views of the garden. The ground floor also features a spacious guest bedroom with its own en-suite, ideal for hosting guests.

Upstairs, the master bedroom is a haven of relaxation, complete with a walk-in wardrobe and a luxurious en-suite bathroom. Three further bedrooms, each generously proportioned with ample storage, share a large family bathroom finished to the highest standards. Each room offers beautiful views of the surrounding landscape, creating a sense of calm and connection to nature.

The home also features a utility room, home office, and a detached garage or workshop—making it suitable for remote work or hobbyists. The energy-efficient design includes triple-glazed windows, oil-fired central heating, and excellent insulation throughout.

Whether you're looking for a family home, a countryside retreat, or a place to enjoy the best of what Wexford has to offer, this exceptional Ballylacey residence ticks every box. With its spacious layout, premium finishes, and unbeatable location, this is countryside living at its finest.





Accommodation Comprises As Follows:

Porch:	1.34m x 3.16m	
Entrance Hall:	4.56m x 3.16m	Tiled flooring, French doors, feature staircase
Living Room:	5.81m x 4.71m	Solid oak flooring, bay window , feature fire place, solid fuel stove, recessed lighting, pleasant garden views, coving, French doors to living room
Dining Room:	3.82m x 3.96m	Tiled flooring, coving
Sun Room:	4.44m x 4.97m	Tiled flooring, abundance of natural light, double doors to garden
Kitchen/Breakfast Room:	5.07m x 5.30m	Tiled flooring, kitchen units, electric oven with gas hob, extractor fan, island, recessed lighting, quartz countertop, wine fridge, integrated dishwasher, water filtration system.
Inner Hallway:	0.94m x 1.19m	Tiled flooring, door to rear garden
Utility Room:	3.37m x 2.38m	Tiled flooring, fitted waist high and eye level units, plumbed for washing machine
W.C.:	1.17m x 2.38m	Tiled flooring, W.C., W.H.B.
Ensuite:	1.28m x 2.41m	Mostly tiled, W.C., W.H.B., shower
Study/Bedroom 5:	4.22m x 5.07m	Solid oak flooring, bay window, recessed lighting
Landing:	8.02m x 4.39m	Carpet flooring, reading area, feature window
Bedroom 2:	3.23m x 4.31m	Carpet flooring, fitted wardrobe, scenic views
Ensuite:	1.36m x 2.84m	Mostly tiled, W.C., W.H.B., shower
Bedroom 3:	3.71m x 4.83m	Carpet flooring, sliding wardrobes, scenic views
Bedroom 4:	4.55m x 4.98m	Carpet flooring, fitted wardrobe
Bedroom 1:	4.41m x 4.23m	Carpet flooring
Ensuite:	1.84m x 2.17m	Fully tiled, W.C., W.H.B., rainfall shower
Walk in Wardrobe:		Carpet flooring, shelving
Walk in Hot Press:		Carpet flooring, abundance of shelving
Attic Rom 1:	4.14m x 8.02m	Carpet flooring, recessed lighting, fitted wardrobe
Attic Room 2:		Carpet flooring
Ensuite:	1.73m x 1.88m	Fully tiled, W.C., W.H.B., shower

SERVICES & FEATURES:

Private Well
 Septic Tank
 Triple Glazed Windows
 Oil Fired Central Heating
 Property Extends to c. 344m²
 Built: 2003

BER DETAILS:

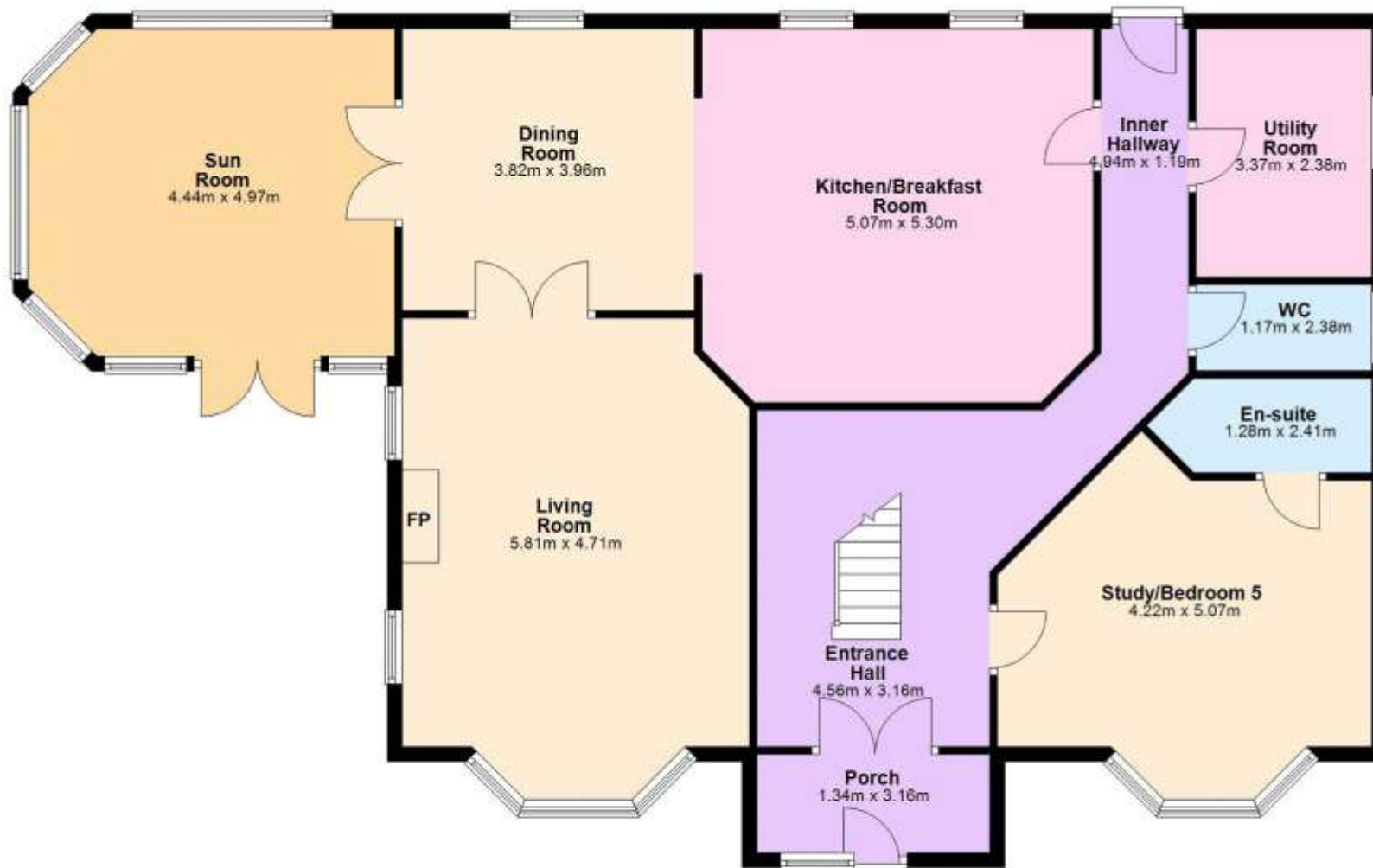
BER: B2
 BER No: 114551591
 Energy Performance Indicator: 115.17 kWh/m²/yr

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

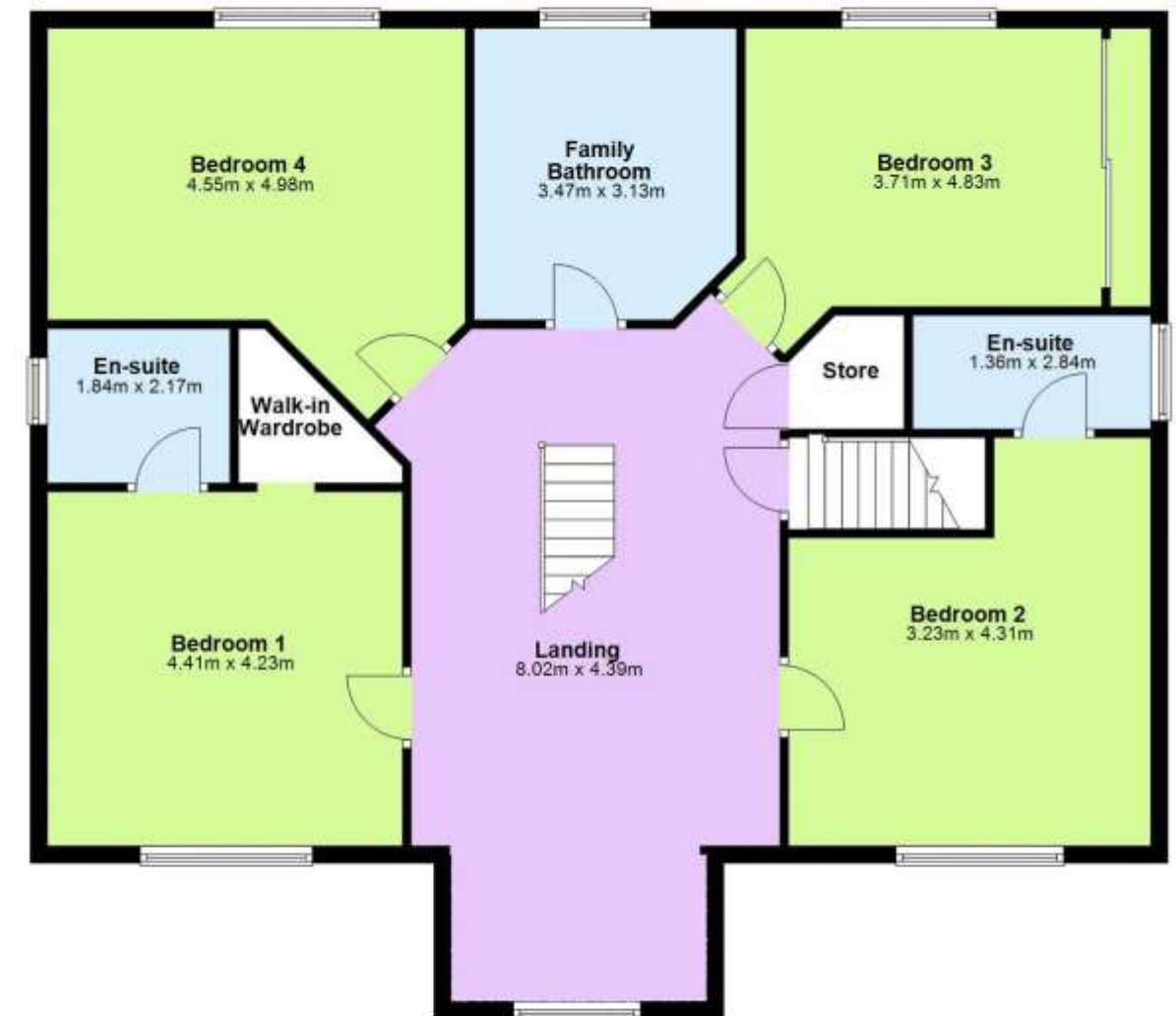


A.M.V. €650,000

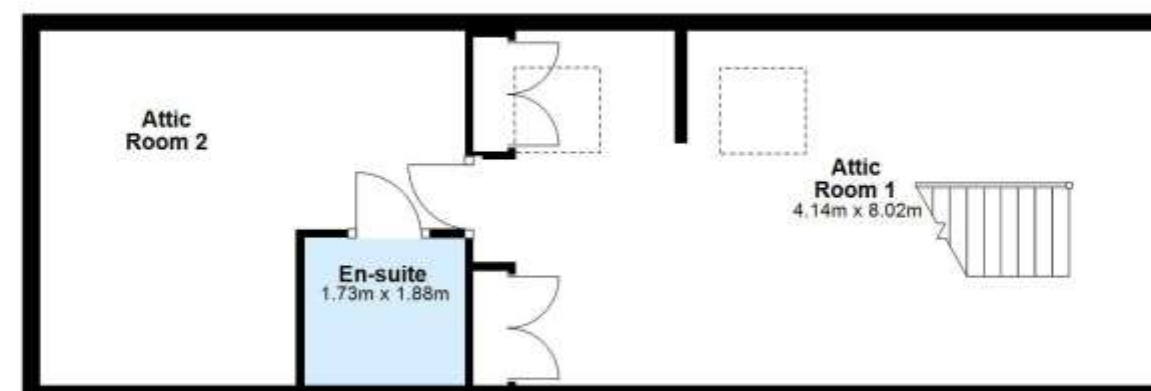
Ground Floor



First Floor



Second Floor





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