

Ref: 7901

'FORESTERS REST,' KILANERIN, GOREY, CO. WEXFORD Y25 HK59



BER C1

QUINN PROPERTY

www.quinnproperty.ie

Exceptional and Spacious Five Bedroom Residence with Large Detached Garage On C. 0.5 Acres For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this exceptional five-bedroom detached home to the market. 'Foresters Rest' is situated in an excellent location, offering easy access to local amenities, schools, and transport links. Surrounded by scenic landscapes yet just a short drive from a selection of charming local towns, it's an ideal setting with all the amenities you need close at hand. This home is located 6km from Kilanerin, 7km from Coolgreany, 12km from Gorey and 13km from Arklow. With it's proximity to the M11, South Dublin is easily accessible in under an hour.

Kilanerin is a thriving village with a modern community centre offering a gym, sports hall, café, youth facilities, meeting rooms, EV charging, and high-speed fibre – co-working facilities and meeting rooms. The area also boasts a primary school, supermarket, village pub, GAA grounds, and access to scenic wooded walking trails and nearby beaches – all within easy reach of Gorey's shops, eateries, schools, and commuter links.



Nestled on c. 0.5 acres of land, this home offers the perfect balance of tranquillity and modern convenience. This property is sure to attract a wide range of potential buyers with its desirable features and prime location. Set over two spacious storeys, this beautifully presented property is tastefully decorated throughout, showcasing a stylish and welcoming interior. Well-planned spaces fill the home with an abundance of natural light providing ample space for family living and entertaining. This impressive property boasts a lawn area, a spacious tarmac driveway, ample parking area and a substantial garage provides convenience and excellent storage options. This well maintained outside space offers the new owners a wonderful opportunity to enjoy outdoor living during our long summer evenings.

Accommodation comprises as follows:

Entrance Hall:	7.52m x 5.25m	Tiled flooring, recessed lighting
Living Room:	6.62m x 4.55m	Laminate flooring, solid fuel stove & feature fireplace, recessed and down lighting, triple aspect, doors to garden
Kitchen/Breakfast Room:	5.35m x 3.16m	Tiled flooring, waist and eye level units, dish washer, breakfast bar, Kenwood gas and electric cooker, dual aspect, fridge freezer
Utility Room:	3.95m x 2.09m	Tiled flooring, tiled splashback, fitted units
Shower Room:	2.87m x 1.48m	Fully tiled, W.C., W.H.B., electric shower, heated towel radiator
Dining Room:	4.40m x 3.30m	Laminate flooring, stone feature wall
Landing:	2.58m x 8.12m	Semi solid Oak wood flooring, hot press
Bedroom1:	5.79m x 3.16m	Laminate flooring, recessed lighting
En-Suite:	3.98m x 1.77m	Fully tiled, W.C., W.H.B., electric shower, heated towel rails
Walk in Wardrobe:	3.98m x 1.77m	





Bedroom 2:	4.41m x 3.16m	Laminate flooring
Bedroom 3:	3.11m x 2.80m	Laminate flooring
Bedroom 4:	3.10m x 2.51m	Laminate flooring
Bedroom 5:	3.41m x 2.98m	Laminate flooring
Family Bathroom:	2.11m x 3.15m	Fully tiled, W.C., W.H.B., electric shower, heated towel rails



SERVICES AND FEATURES:

Private Sewage
Private Water
Oil Fired Central Heating
Solid Fuel Stove
Property Extends to c. C. 214 m²
Steel Framed Garage With Roller Doors 45ft x 30ft
Children's Playhouse
Ample Car Parking



BER DETAILS: TO FOLLOW

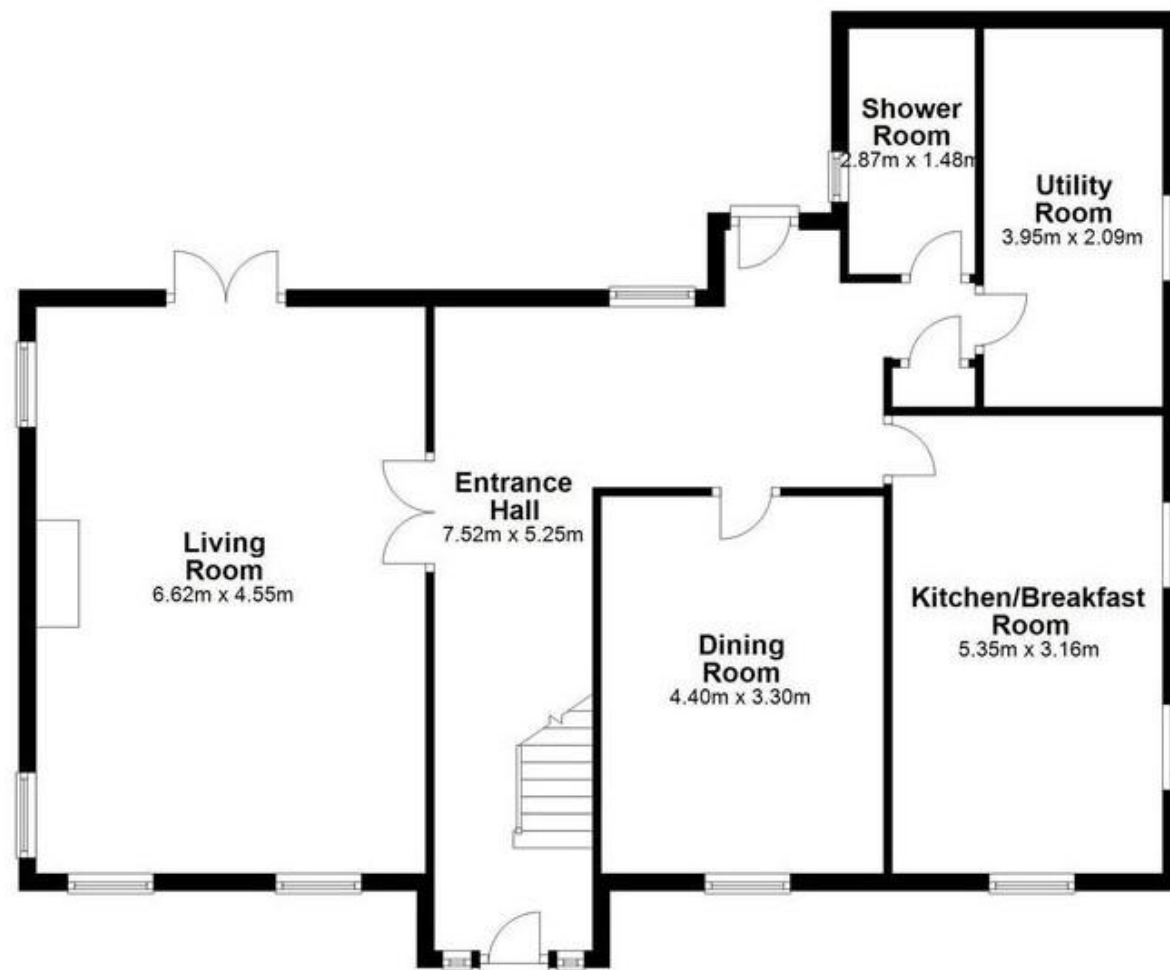
BER: C1
BER No. 110262862
Energy Performance Indicator: 156.18 kWh/m²/yr



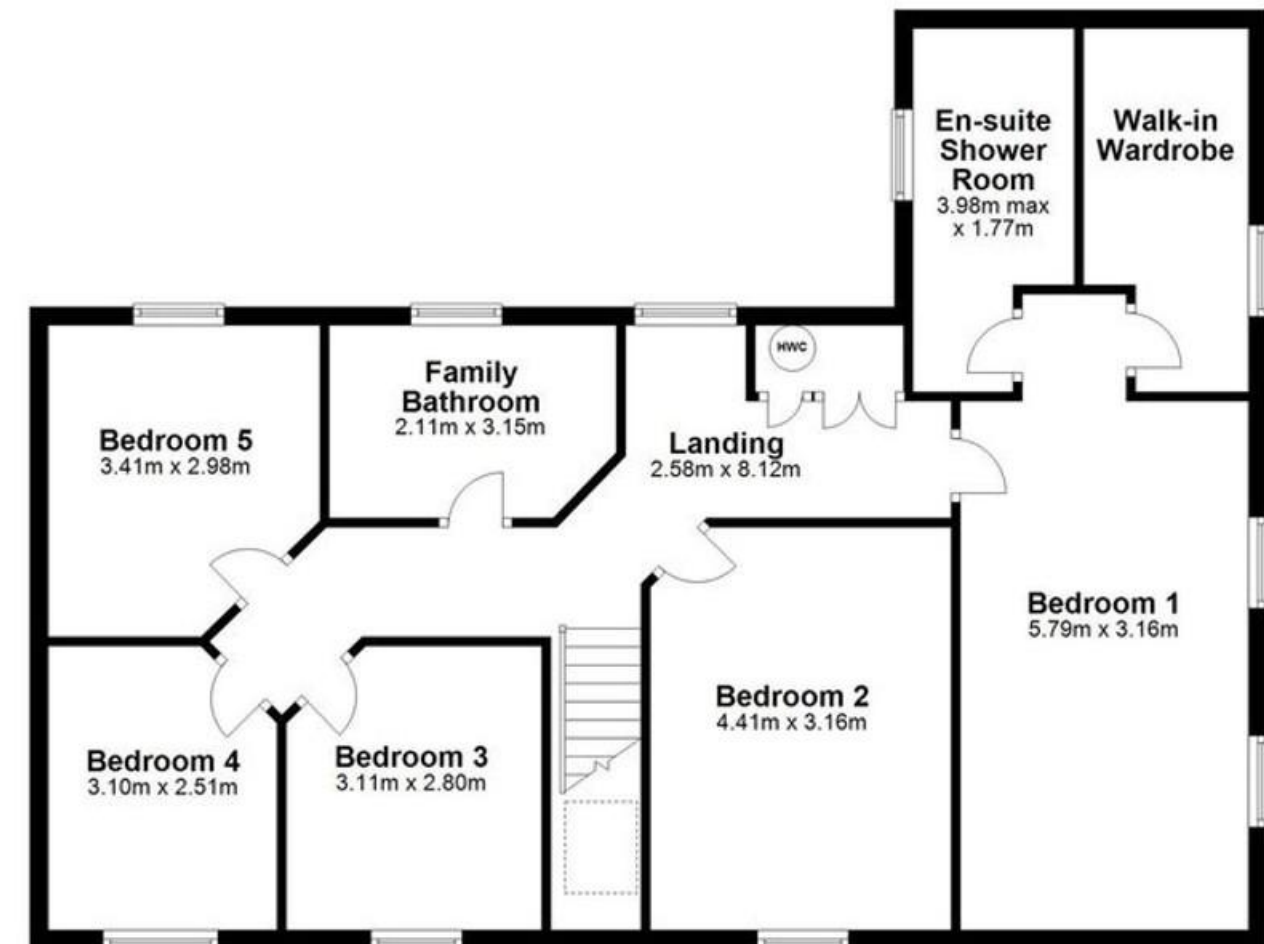
A Charming Residence With The Perfect Balance Of Convenience Within A Desirable setting In A Sought-After Location

A.M.V. €450,000

Ground Floor



First Floor



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.