

Ref: 7907

CLONAMONA, GOREY, CO. WEXFORD Y25 EC99

BER E2

QUINN PROPERTY

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Charming Three Bedroom Stone Built Farmhouse On C. 0.4 Acre Elevated Site For Sale By Online Auction On Wednesday, 14th May At 11am



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this quaint country house, lovingly nestled in the heart of the countryside, yet only 2km from Craanford, a picturesque village (tidy towns winner 2005, 2006, 2007 and 2008) with amenities to include shop, primary school, creche / playschool, church, pub, GAA pitch, large community Centre, Craanford Mills and a most attractive park area which is finished and maintained to the highest standards with shrubs, trees, seating, play areas with the River Lask running through.

The property is 8km from Gorey with an excellent choice of schools, restaurants, boutique shopping, pubs, award winning hotels, town park, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. Gorey is also renowned for its vibrant arts and culture scene, with Gorey Little Theatre hosting a variety of theatrical productions and musical events throughout the year. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50 minute drive.



The residence is approached via a hard core driveway with lawns to either side and to the rear, it sits beneath a canopy of mature trees to the front with a silhouette of hills rising behind, completing the idyllic picture-postcard backdrop. A hand-carved wooden door welcomes visitors into a space where exposed beams stretch across the ceiling and a feature fireplace with a free standing, ornate stove creates an immediate image of a fire crackling with warmth, further enhancing an 'olde worlde' picture of charm and appeal. Décor is simple, yet inviting, with accommodation briefly comprising of entrance porch opening onto a living/dining room, study/bedroom, kitchen, bathroom on the ground floor, with two further bedrooms on the first floor. A more detailed description is as follows:

Ground Floor:

Entrance Porch		Linoleum flooring
Living/Dining Room:	3.72m x 4.71m	Linoleum flooring, solid fuel stove, stairs to first floor
Sitting Room/ Bedroom 3:	3.72m x 3.43m	Carpet flooring
Kitchen:	2.54m x 3.47m	Linoleum flooring, fitted units, washing machine, fridge, electric cooker, shelving
Bathroom:	2.45m x 1.66m	Linoleum flooring, WC, WHB and shower

First Floor:

Bedroom 1:	3.7m x 5.0m	Carpet flooring
Bedroom 2:	3.7m x 3.5m	Carpet flooring





OUTSIDE:

With generous lawns to the front and sides, one can easily conjure up an image of the garden filled with seasonal flowers such as daffodils, bluebells, cornflowers, daisies, rose bushes, fragrant lavender, shrubs and herbs, attracting butterflies and bees that hum with life.

There is a large steel shed with roller and side doors, providing a durable and weather-resistant space for storing larger tools and equipment or, for use as a small workshop, as well as a smaller garden shed, ideal for storing smaller items or perhaps a cosy potting shed.



SERVICES AND FEATURES:

- Private Water
- Private Sewage
- Dual Heating - Electric & Solid Fuel
- Double Glazed Windows
- Solid Teak Front Door
- Many Original Features, Including Beamed & Vaulted Ceilings
- Beautiful Countryside Setting With Wonderful Views
- Property Extends To

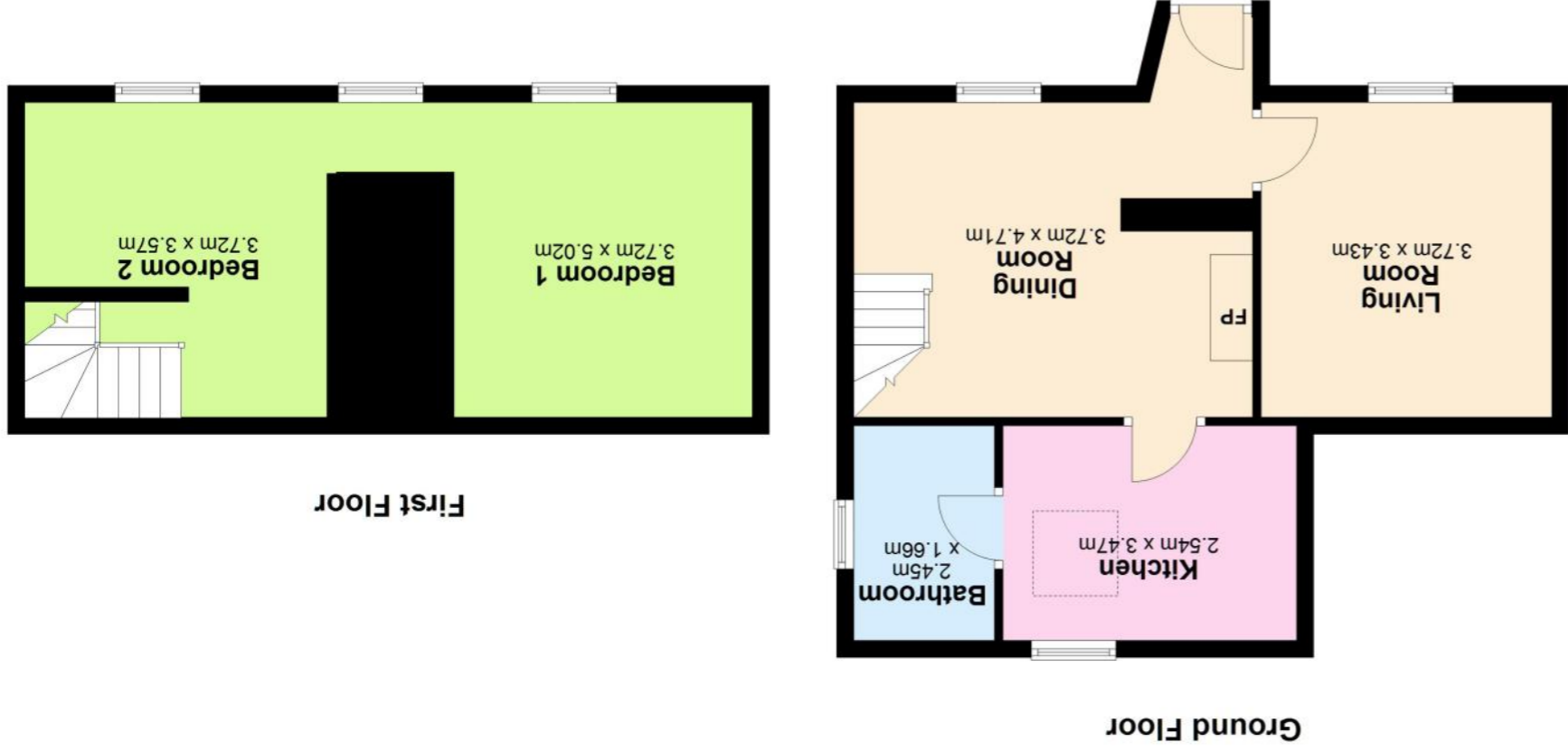
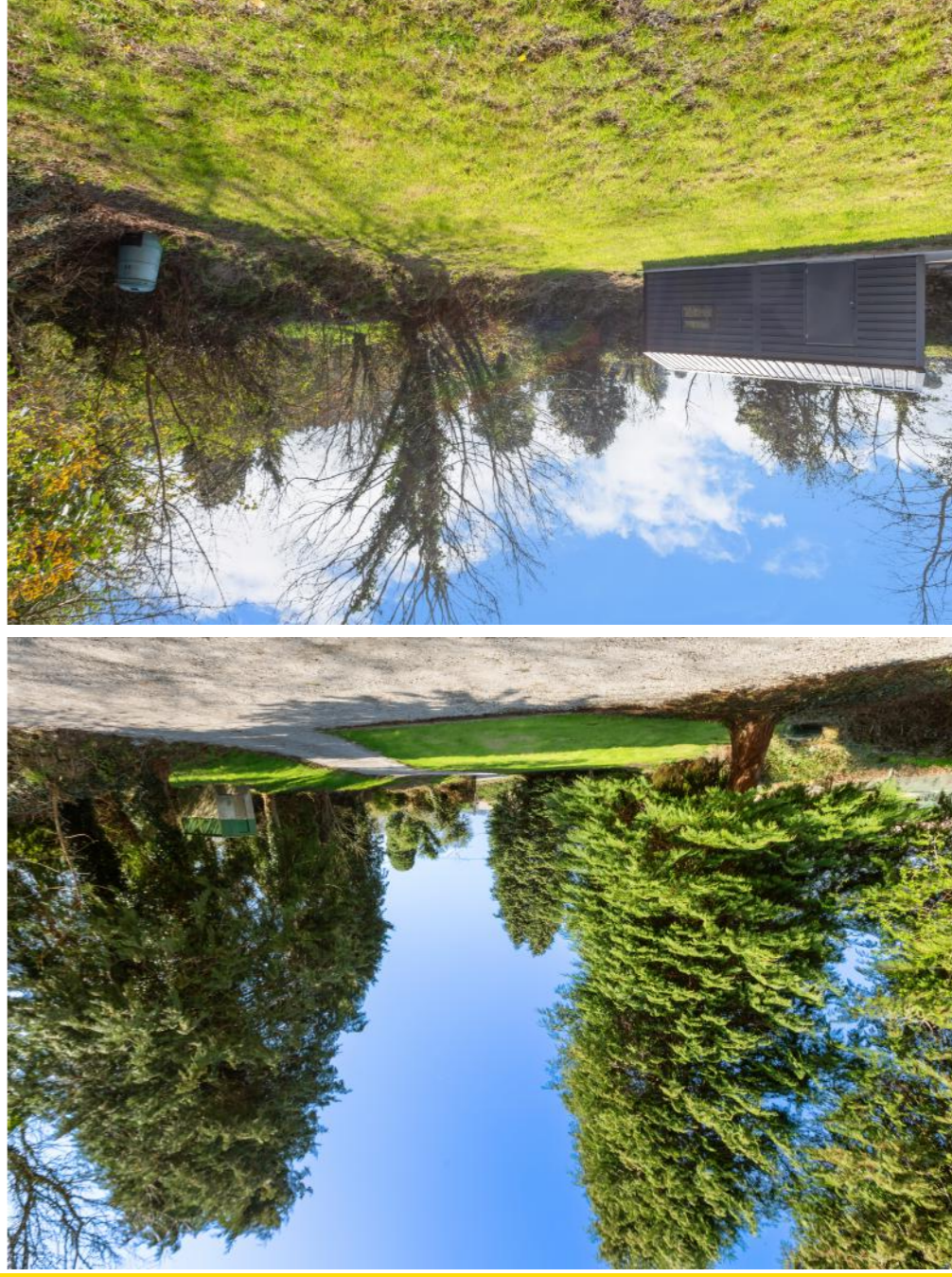


BER DETAILS:

- BER: E2
- BER No. 105560155
- Energy Performance Indicator: 361.42 kWh/m²/yr



This Charming House Would Make A Perfect Family Home Or An Idyllic Country Retreat
With Rustic Charm & Appeal
GUIDE PRICE: €170,000



Total area: approx. 77.2 sq. metres

Legal: Mandy Walshe, Lombard Cullen & Fitzpatrick Solicitors, 10 McDermott Street, Gorey, Co. Wexford. Tel: 053 942 1324

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