

Ref: 7983

'MEADOW VIEW', BALLYEDMOND, GOREY, CO. WEXFORD Y25 WP96

BER C1

QUINN PROPERTY

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SUBSTANTIAL FOUR BEDROOM RESIDENCE ON C. 0.5 ACRE SITE

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this wonderful family residence centrally located between Wexford and Gorey. Enjoying an ideal location in Ballyedmond village, it is conveniently close to Monamolin and Kilmuckridge. Ballyedmond has a convenience store and post office, Monamolin has primary school, shop, pub, church and sporting facilities, while Kilmuckridge offers a good range of shops, primary and secondary schools and sporting facilities.

This charming property is perfectly situated from a variety of stunning sandy beaches, Morristcastle, Ballinesker Blackwater & Curracloe. Enjoy easy access to sun-soaked shores and breathtaking coastal views. Other close-by amenities include the renowned Wells House & Gardens with acres of enchanting woodlands, including fairy & Gruffalo walks, animal farm, and childrens' playground.

The property is equidistant from Wexford, Enniscorthy and Gorey Towns (20 mins approx. by car), while the N/M11 is a short car journey, allowing for easy access to Dublin and further afield.

Step into this beautifully laid out modern home, designed with both style and comfort in mind. A spacious, bright hallway welcomes you with natural light and a sense of warmth. The open plan kitchen is the heart of the home, perfect for entertaining or family gatherings. The property offers a seamless flow throughout the living areas and space is of the essence. With four generously sized bedrooms (two en-suites), there is plenty of room for everyone to relax and unwind. This home offers the perfect blend of contemporary living and practical elegance. Accommodation comprises as follows:



GROUND FLOOR:

Entrance Hall:	5.4m x 2.9m	Tiled flooring, stairs to first floor, under stair storage, recessed lighting
Living Room:	4.3m x 3.7m	Laminate flooring, open fire, recessing lighting
Kitchen/Dining Room:	3.7m x 6.7m	Tiled flooring, fitted kitchen with waist and eye level units, granite worktop, tiled splashback, dishwasher, electric oven, electric hob, extractor fan, fridge freezer, recessed lighting, double doors to sunroom
Sunroom:	2.9m x 2.5m	Tiled flooring, double doors to decking
Utility Room:	3.7m x 2.4m	Tiled flooring, fitted units, washing machine, back door
W.C.:	3.7m x 1.0m	Tiled, W.C., W.H.B., fitted storage press
Sitting Room:	4.3m x 3.7m	Laminate flooring, recessed lighting





FIRST FLOOR:

Landing:	6.2m x 2.9m	Timber flooring, hotpress
Bedroom 1:	2.9m x 3.7m	Timber floor, fitted wardrobe
En-suite:	1.0m x 2.6m	W.C., W.H.B., shower
Bedroom 2:	2.0m x 3.7m	Carpet flooring, fitted wardrobe
En-suite:	2.0m x 3.7m	Fully tiled, W.C., W.H.B., shower
Bedroom 3:	3.8m x 3.7m	Carpet flooring, timber flooring
Bedroom 4:	3.2m x 3.7m	Timber flooring, fitted wardrobe
Bathroom:	1.7m x 2.8m	Fully tiled, jacuzzi bath, W.C., W.H.B., shower



OUTSIDE:

This charming property boasts a private driveway, ensuring convenience and security. It has a large green area to the rear with a pretty walled patio area, perfect for relaxing or entertaining guests during long summer evenings. The property benefits from block built garage, providing additional storage and adds real value and convenience to every day living. Set in a sought-after location, this home blends outdoor elegance with everyday comfort.

SERVICES AND FEATURES:

Private well
 Septic tank
 Oil Fired Central Heating
 Property Extends To 185m²
 Large Private Garden Area
 Patio Area
 Central Location



BER DETAILS:

BER: C1
 BER No. 118352301
 Energy Performance Indicator: 153.11kWh/m²/yr



Discover A Unique And Expansive Property
Bursting With Character, Offering
Exceptional Space And Limitless Potential



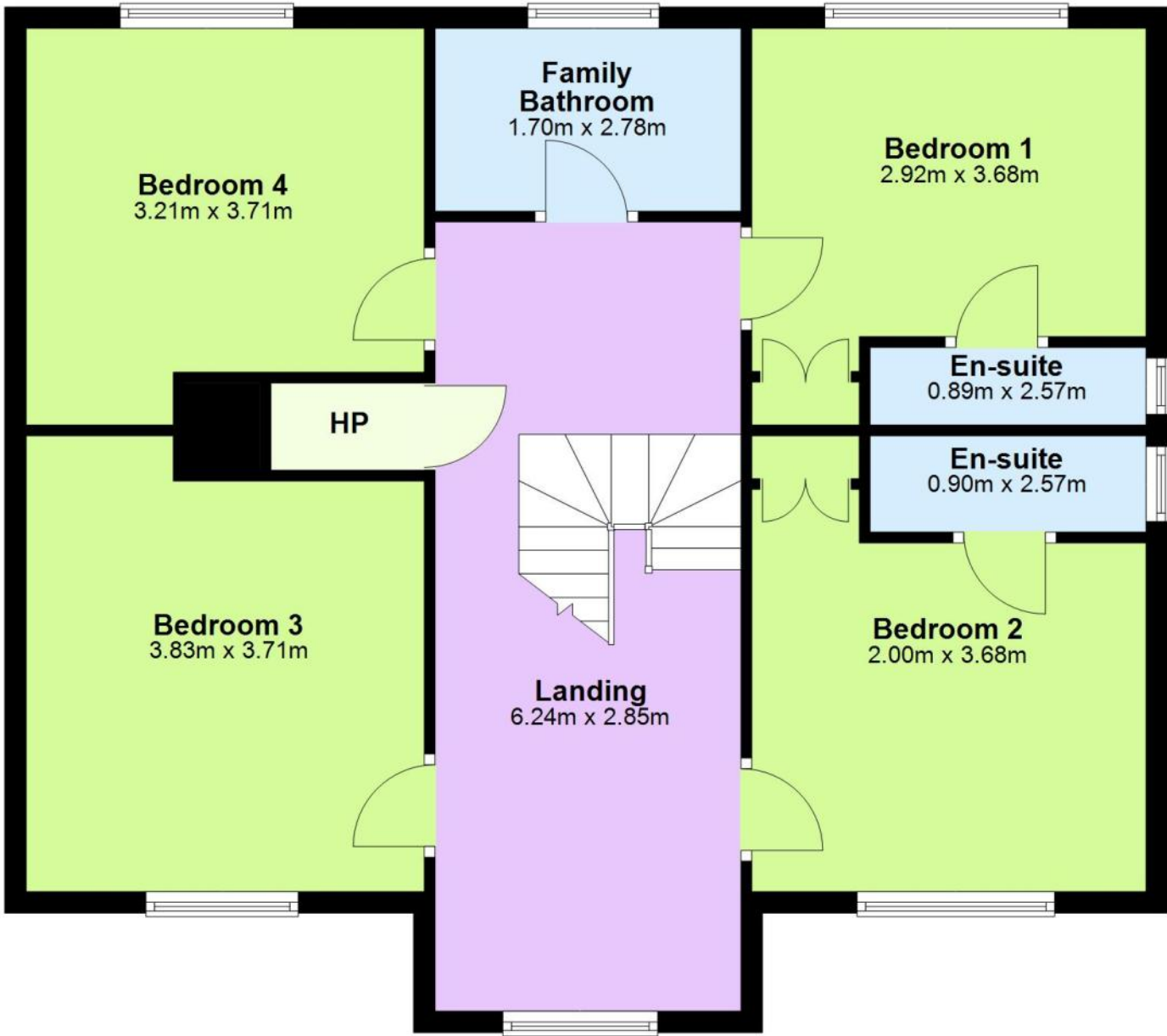
A.M.V. €400,000



Ground Floor
Approx. 94.6 sq. metres



First Floor
Approx. 84.4 sq. metres





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