

Ref: 8100

'MERVILLE', BALLYGARRETT, GOREY, CO. WEXFORD, Y25 WD88



BER D2

QUINN PROPERTY

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# Most Appealing Four Bedroom Bungalow On C. 06 Acre Site Situated in a Most Sought-After Coastal Location For Sale by Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce this splendid bungalow to the market enjoying a superb location just 1.5km from Ballygarrett village, 17km from Gorey and 35km from Wexford. The property is also convenient to M11 Junction 21 which is only a 15 minute drive leaving south Dublin a comfortable commute of one hour. This prime location offers endless beaches stretching along the coast, Cahore, Morriscastle and Old Bawn, all within a few minutes drive offering breathtaking views and serene escapes all year round.

Ballygarrett is a charming coastal village offering key amenities to include primary school, church, restaurant, pub and convenience store. A vast array of activities are on your doorstep to include, sandy beaches, top class cafes and eateries, renowned golf courses and award-winning hotels. Furthermore, the area provides entertainment for all ages with facilities such as sailing, amusement parks, mini-golf and ten pin bowling all within easy reach as well as local GAA and soccer clubs.



This bright and spacious 4-bedroom bungalow offers comfortable living in a peaceful setting. The residence sits on a c. 0.5 acre site and features a well-designed layout with generous natural light throughout each room. A large sitting room and separate kitchen/dining area provide plenty of space for family life or entertaining. This property offers the benefit of an adjoining garage with excellent storage or conversion potential. Owning a property in this location can also present opportunities to tap into the local tourist industry as a holiday home. Accommodation briefly comprises as follows:

Vestibule:	1.4m x 1.0m	Tiled flooring
Entrance Hall:	3.6m x 1.8m	Laminate flooring
Sitting Room:	4.8m x 4.2m	Laminate flooring, feature fireplace with open fire
Kitchen/Dining Room:	6.1m x 3.1m	Laminate flooring, fitted kitchen units, electric cooker, tiled splashback
Utility Room:	3.3m x 2.0m	Linoleum flooring, fitted units, door to rear garden & door to garage
Hallway:	5.3m x 1.0m	Laminate flooring
Hotpress:	0.6m x 0.6m	
Bathroom:	3.1m x 1.7m	Linoleum flooring, tiled walls, W.C., W.H.B., bath, electric shower
Bedroom 1:	3.0m x 2.8m	Laminate flooring
Bedroom 2:	3.5m x 3.0m	Laminate flooring
Bedroom 3:	3.5m x 3.0m	Laminate flooring, fitted wardrobes
Bedroom 4:	4.1m x 3.0m	Laminate flooring, fitted wardrobes





### OUTSIDE:

'Merville' sits on an a beautifully maintained site with mature lawns and a variety of trees, creating a serene and picturesque setting. An adjoining garage offers ample opportunity for conversion S.T.P.P.

Well-established hedging surrounds the property, offering excellent privacy and natural shelter. The west-facing rear garden boasts a charming patio area – the perfect spot to relax and enjoy the evening sun. This is a truly inviting home with space, privacy, and outdoor charm in abundance.



### SERVICES AND FEATURES:

Mains Water  
Private Sewage  
Oil Fired Central Heating  
Spacious C. 0.5 Acre Site  
Superb Coastal Location  
Large Garden Shed  
Property Extends To: 95m<sup>2</sup>  
Built: 1994  
Adjoining Garage: 5.0m x 5.0m (Suitable For Conversion)  
Adjoining Block Built Shed/Boiler House 4.4m x 2.5m



### BER DETAILS:

BER: D2  
BER No. 118462266  
Energy Performance Indicator: 291.69kWh/m<sup>2</sup>/yr



Located Just Minutes From Sandy Shores, This Property Will Attract A Wide Range of Buyer Profiles

€325,000

# QUINN PROPERTY

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