

Ref: 8144

'ÉIRIU HYFRYD,' RAHEENAGURREN WEST, GOREY, CO. WEXFORD Y25 Y2F6



BER B3

QUINN PROPERTY

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Elegant Four Bedroom Bungalow In a Most Sought After Area For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this superb four bedroom residence to the market. This home is conveniently located at the edge of Gorey, mere minutes from all services. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. Dublin is a comfortable commute of approximately one hour. There are excellent commuter services from Gorey including Wexford Bus, Bus Eireann and a train station.

As you enter the property through wrought iron gates, you're welcomed by a beautifully mature garden that perfectly reflects the charm and elegance found throughout the property. The spacious and inviting entrance hall opens into a light-filled living room, complete with a solid fuel stove. Comprising four bedrooms and a family bathroom, the layout flows toward a generous kitchen/dining space at the rear of the property. The kitchen/dining area forms the heart of the home, with French doors opening onto a delightful patio space—ideal for gatherings, entertaining, and relaxed al fresco meals.



Accommodation comprises as follows:

Entrance Hall:	8.62m x 2.84m	Karndean flooring, cloakroom, door to front garden.
Living Room:	5.34m x 5.78m	Karndean flooring, marble fireplace, solid fuel stove.
Bedroom 1:	4.25m x 4.54m	Laminate flooring, built in wardrobes.
En-Suite:	1.91m x 2.12m	Fully tiled, W.C., W.H.B., rainfall shower.
Bedroom 2:	4.18m x 3.52m	Laminate flooring, fitted wardrobes.
Bedroom 3:	4.05m x 4.54m	Laminate flooring, fitted wardrobes.
En-Suite:	1.86m x 2.12m	Fully tiled, W.C., W.H.B., rainfall shower.
Kitchen/Dining Room:	7.20m x 4.37m	Tiled flooring, fitted waist and eye level kitchen units, Stanley cooker, extractor fan, tiled splashback, French doors to rear garden.
Utility Room:	1.86m x 2.32m	Tiled flooring, plumbed for washing machine, door to rear garden.
Bathroom:	2.25m x 2.74m	Fully tiled, W.C., W.H.B., bath, electric shower.
Hotpress:		Karndean flooring, abundance of shelving.
Bedroom 4:	3.59m x 2.74m	Laminate flooring, shelving, Murphy bed.





OUTSIDE:

Lined with granite kerbing, vibrant flower beds, and manicured lawns, the tarmacadam driveway leads to a side walkway that opens onto a sheltered, south-west facing rear garden. This tranquil outdoor space is enhanced by a charming rockery with a water feature, a selection of fruit trees, a spacious patio area, and a practical workshop with a potting shed, combining beauty and functionality. also includes an outdoor tap and power points, enhancing the practicality of the space.

On the opposite side of the residence, a timber-built garage capable of accommodating a car adds both practicality and charm.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Double Glazed Windows
Solar Panels
Electric Gates
Alarm
Built: 2012
Property Extends to c. 176m²



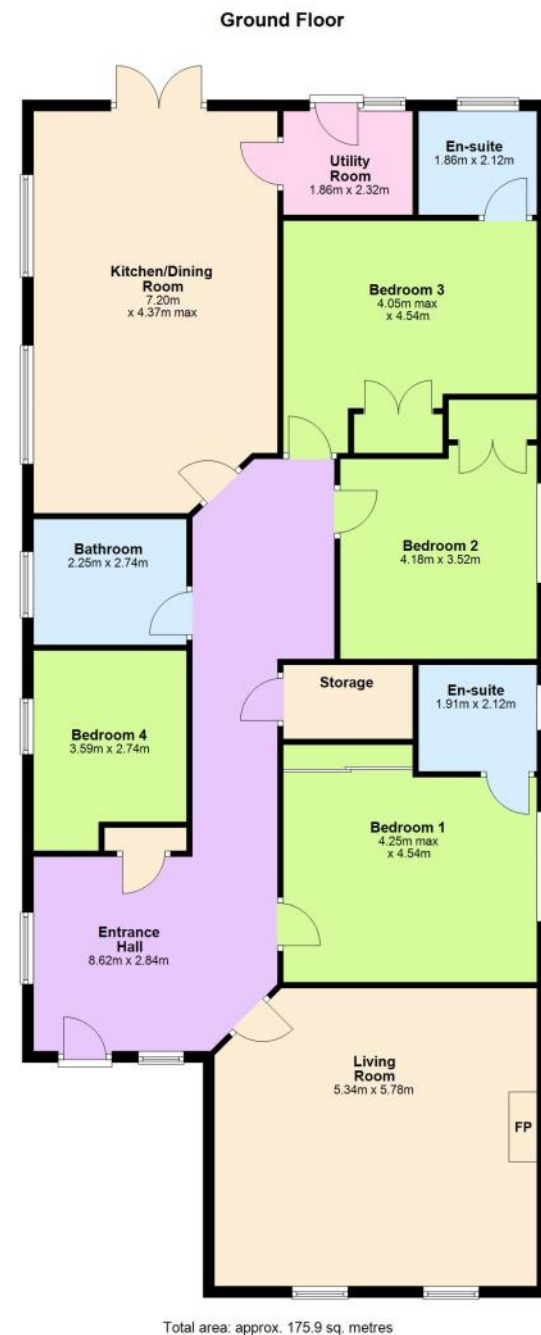
BER DETAILS:

BER: B3
BER No. 118540392
Energy Performance Indicator: 131.94 kWh/m²/yr



Spacious, Stylish Four-Bedroom Bungalow in Turn-Key Condition

A.M.V. €500,000



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