



KILLINCOOLEY BEG, KILMUCKRIDGE, CO. WEXFORD Y25 NY97

Ref: 8240



**QUINN PROPERTY**  
[www.quinnproperty.ie](http://www.quinnproperty.ie)



# Traditional Three Bedroom Bungalow On C. 0.6 Acres Of Mature Gardens For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce this charming and rustic bungalow to the market. Nestled on approximately 0.6 acres of mature grounds, this home enjoys tranquil countryside living while remaining just a short drive from the amenities of surrounding towns and villages. Located approximately 2km from Kilmuckridge, there is access to primary and secondary schools, shops, restaurants, pubs and a hotel. It is also close to a selection of many golden sandy beaches, being 4km from the Blue Flag' Morristcastle Beach, 8km from Blackwater, 14km from Ballinesker and Curracloe and 16km from Courtown. A local link bus provides daily commuter services to Gorey town, which is 22km to the north and offers an extensive range of amenities and facilities.

Full of warmth and natural light, this charming country home offers a welcoming feel and endless potential to create the dream home you've always imagined. The bright and airy kitchen/dining room is full of character and opens into a spacious living room, complete with a feature fireplace and spectacular dual-aspect views. The home offers three well-appointed bedrooms, including one en-suite, as well as a family bathroom. To the front of the residence, a south-west facing patio provides the perfect setting for entertaining or al fresco dining, all while taking in the vibrant garden scenery.

Accommodation is as follows:



Entrance Hall:	1.2m x 1.8m	Linoleum flooring
Dining Room:	4.5m x 2.4m	Linoleum flooring, feature fireplace with open fire
Kitchen:	2.3m x 2.5m	Linoleum flooring, fitted kitchen units, electric cooker
Living Room:	4.6m x 4.9m	Timber flooring, feature fireplace with open fire, abundance of natural light, sliding doors to rear garden
Back Hall:	3m x 1.4m	Timber flooring
Primary Bedroom:	3.9m x 3.4m	Timber flooring, fitted wardrobes, hot press, spectacular views
En-Suite:	2.4m x 1.4m	Timber flooring, W.C., W.H.B., electric shower, hot press
Inner Hall:	2.4m x 1.1m	Tiled flooring
Bathroom:	2.3m x 1.6m	Tiled flooring, W.C., W.H.B, shower
Bedroom 2:	3.1m x 2.8m	Laminate flooring , scenic views
Bedroom 3:	3.3m x 2.0m	Laminate flooring , garden views







### OUTSIDE:

Manicured lawns and mature hedging frame the sweeping driveway, creating a welcoming approach to the property. A rich display of vibrant flowers brings the garden to life, creating a truly picturesque setting. To the rear, a block-built garden shed offers practical and secure storage, perfectly complementing the well-maintained outdoor space. The rear garden also features an orchard and a glasshouse, creating an ideal retreat for the passionate gardener.



### SERVICES AND FEATURES:

Mains Water  
Private Sewage  
Solid Fuel Heating  
Idyllic Coastal Location  
Built: 1980  
Property Extends To C. 79m<sup>2</sup>



### BER DETAILS:

BER: F  
BER No. 116493891  
Energy Performance Indicator: 423.82 kWh/m<sup>2</sup>/yr



An Established Home with a Truly Enchanting Garden

A.M.V. €290,000





**TOTAL: 79 m<sup>2</sup>**  
FLOOR 1: 79 m<sup>2</sup>  
WALLS: 7 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.