

Ref: 8341

'SHANDRUM', KILLENAGH, GOREY, CO. WEXFORD Y25 AP22



BER C

QUINN PROPERTY
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Impressive Four Bedroom Detached Bungalow On C. 0.5 Acres Of Mature Grounds For Sale by Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming, four-bedroom detached residence to the market. Ideally located and just a short distance from Killenagh, 4km from Ballycanew, 5km from Ballygarrett, 7.5km from Cahore and 10km from Gorey and a comfortable hours' commute to south Dublin. This property enjoys a tranquil countryside setting while remaining only minutes from surrounding vibrant local villages, sandy beaches and various services. Ballycanew offers amenities to include shops, pubs and primary school with Gorey offering a wider range to include shops, pubs, restaurants, pubs, primary and secondary schools, daily commuter services and GAA and sporting facilities.

Nestled in a peaceful countryside setting, this delightful property sits on C. 0.5 acres of mature and beautifully maintained grounds enjoying beautiful views of the surrounding countryside. This property truly is a peaceful retreat, providing an idyllic escape from the hustle and bustle of everyday life.



Accommodation briefly comprises of an entrance hall, sitting room, kitchen with separate dining / living room, four well-proportioned bedrooms, ensuite and a family bathroom. This property offers an excellent opportunity for a purchaser to create and personalise a truly charming residence to their own requirements.

The accommodation extends to C.123m² and comprises as follows:

Entrance Hall:	3.2m x 8.1m	Tiled flooring.
Sitting Room:	4.7m x 3.9m	Laminate flooring, fireplace with brick surround and Stanley stove.
Dining / Living Room:	5.8m x 3.3m	Tiled flooring, fitted units at waist and eye level, dual-aspect.
Kitchen:	3.3m x 3.3m	Tiled flooring, fitted units at waist and eye level, tiled splashback, plumbed for washing machine and dishwasher, doo to rear garden.
Bedroom One:	2.7m x 2.7m	Carpet flooring, fitted wardrobe.
Bedroom Two:	2.9m x 2.7m	Carpet flooring, fitted wardrobe.
Bedroom Three:	3.0m x 3.8m	Carpet flooring, fitted wardrobe.
Master Bedroom:	4.2m x 3.3m	Carpet flooring, fitted wardrobes, ensuite.
Ensuite:	1.7m x 1.5m	Fully tiled, electric shower, W.C., W.H.B.
Family Bathroom:	3.3m x 2.8m	Fully tiled, bath, electric shower, W.C., W.H.B.





OUTSIDE:

Offering beautifully maintained and mature gardens, this attractive property enjoys a wonderful sense of space and natural charm. Boasting mature boundaries, the grounds offer a high degree of privacy and seclusion. A concrete driveway sweeps around the property, providing convenient access and generous parking space. Extensive lawns extend to both the front and rear, complemented by a variety of mature trees, shrubs and established planting, creating a picturesque outdoor setting.



SERVICES AND FEATURES:

Mains Water
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 123m²
Built: 1999



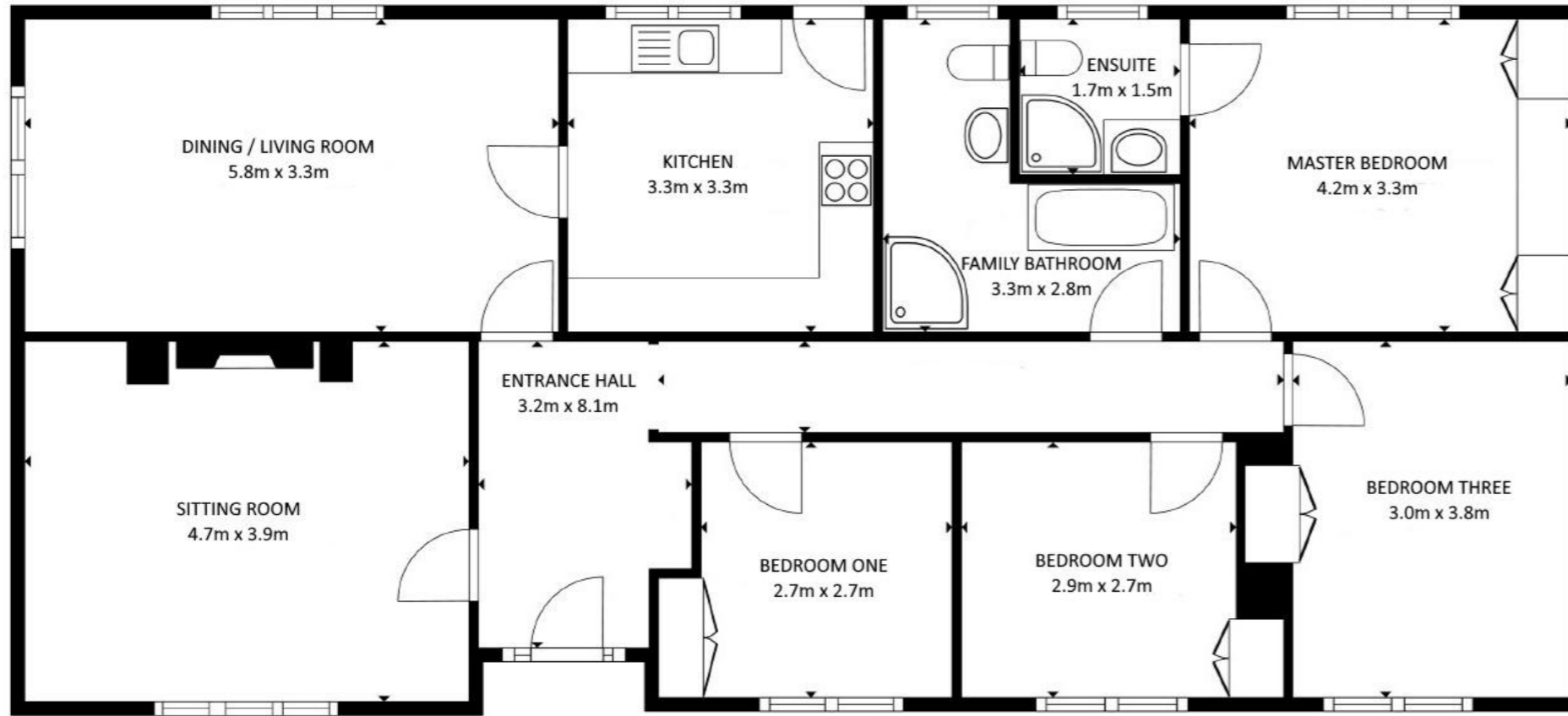
BER DETAILS:

BER: C
BER No.: 105575468
Energy Performance Indicator: 198.27 kWh/m²/yr



Peaceful Countryside Living In Close Proximity To The Coast - Early Viewing Advised

A.M.V. €365,000



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 127.1 m²
TOTAL : 127.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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