

Ref: 8347

QUINN
PROPERTY

BUCKSTOWN, GOREY, CO. WEXFORD Y25 E446



QUINN PROPERTY

www.quinnproperty.ie

TRADITIONAL FOUR BEDROOM (PARTIALLY BUILT) RESIDENCE ON A PRIVATE C. 0.5 ACRE SITE

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this most unique property to the market. Centrally located with convenient access to multiple towns and villages, it is guaranteed to appeal to many. Gorey is 13km, Kilanerin 12km, Craanford 6km, Carnew 6km and Monaseed a mere 5 minutes' drive. The well connected village of Craanford offers various amenities to include, primary school, pubs, shop and GAA Club. A wider array of amenities can be accessed through Gorey with shops, pre, primary, secondary and third level schools and colleges, restaurants, pubs and Sporting Clubs. Gorey serves as an excellent commuter hub, with multiple bus routes and a train station providing regular and reliable transport links. Wexford is a 40 minute drive, Enniscorthy a 25 minute drive while south Dublin is a commute of approximately one hour.

This is a generously proportioned property awaiting the right owner to complete it to their own high standards. The structural work is complete, leaving a blank canvas for you to create the layout, design, and finish that suits your lifestyle.



The garden is currently undeveloped and offers ample space for landscaping, – all ready to be tailored to your vision allowing garden enthusiasts or outdoor lovers to put their own stamp on this project. This property is likely to qualify for the 'Vacant Property Refurbishment Grant.' An exceptional opportunity awaits, don't miss out!.

Rooms are flooded with natural light, creating bright and airy atmosphere and accommodation comprises as follows:

Entrance Hall:	5.2m x 2.2m	
W.C.:	2.0m x 1.8m	
Sitting Room:	6.8m x 4.1m	Open fire
Kitchen/Diner:	6.8m x 3.6m	Open fire
Utility:	3.7m x 2.0m	
Landing:	5.0m x 1.5m	
Bathroom:	2.5m x 1.9 m	Timber flooring
Bedroom 1:	4.2m x 3.7m	Timber flooring
Bedroom 2:	4.0m x 3.0m	Timber flooring
Bedroom 3:	3.7 mx 3.5m	Timber flooring
Bedroom 4:	3.1m x 3.0m	Timber flooring





Enjoy Privacy And Space With This Stand Alone Residence, Ideal For Families, Developers, Or Those Seeking A Private Setting With Town Conveniences Close-by



SERVICES AND FEATURES:

Electricity On Site
Shared Water
Large Gardens
Property Extends To: 149m²
Private Setting



BER DETAILS: - TO FOLLOW

BER: G
BER No. 118798197
Energy Performance Indicator: 475.09 kWh/m²/yr



A.M.V. €190,000

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www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

