

Ref: 8881

BALLYGARRON, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 RP86



BER D1

QUINN PROPERTY

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Most Attractive Three Bedroom Bungalow Set On C. 1.5 Acres Of Mature And Private Grounds For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming and spacious residence to the market. Perfectly positioned less than 2km outside the vibrant village of Kilmuckridge, this property is close to a wide range of amenities to include, primary and secondary schools, supermarkets, shops, restaurants, pubs, a church, and a hotel making it a thriving and convenient community, enjoying all the benefits of a peaceful rural setting while remaining close to essential amenities .

Kilmuckridge is 3km from the coast and the fabulous stretch of beach at Morriscastle. The village is a popular tourist location and its location boasts an equally impressive choice of beaches further along the coastline in Ballyconnigar, Ballinesker, Curracloe and Old Bawn. The property is 21km from both Gorey and Enniscorthy, 27km from Wexford and South Dublin is accessible within approximately 90 minutes.

Set on an impressive C. 1.5 acre site, this spacious residence offers generous living accommodation both inside and out. The property is introduced by a bright entrance hall, living room, kitchen/dining room with adjoining utility, three well-proportioned bedrooms and a family bathroom. The property also features a large steel detached shed.

This property benefits from an expansive attic space, with further potential to extend the living accommodation of this superb property, subject to the relevant planning permissions.

Accommodation is bright and airy, extends to C. 104m² and comprises as follows:



Entrance Hall:	5.2m x 6.8m	Laminate flooring, stairs to first floor.
Living Room:	3.6m x 5.0m	Laminate flooring, cast iron fire place with back boiler, dual aspect.
Kitchen / Dining Room:	3.6m x 5.0m	Tiled flooring, fitted units at waist and eye level, dresser, electric cooker with gas hob, tiled splashback, door to rear garden, dual aspect.
Utility Room:	2.0m x 2.9m	Tiled flooring.
Bedroom 1:	3.6m x 3.0m	Linoleum flooring, fitted wardrobes, pleasant views.
Bedroom 2:	3.6m x 3.0m	Linoleum flooring, fitted wardrobes, pleasant views.
Bedroom 3:	3.0m x 3.6m	Linoleum flooring, pleasant views.
Bathroom:	3.0m x 2.6m	Tiled flooring, W.C., W.H.B., bath, electric shower.
Landing:	1.0m x 2.6m	Carpet flooring.
Attic:	4.1m x 14.0m	Timber flooring, abundance of natural light with two large windows.





OUTSIDE:

Accessed via a tarmacadam driveway, the property is set on C. 1.5 acres of beautifully maintained, manicured lawns, bordered by an impressive selection of mature trees and established shrubbery, including a charming weeping cherry, beech, oak, silver birch, and ash. The thoughtfully designed landscaping provides a wonderful sense of privacy and natural shelter. Enjoying a desirable south-facing orientation, the gardens benefit from an abundance of sunlight throughout the day. A spacious patio area, accessed from the kitchen, offers an ideal setting for outdoor dining and relaxation, while a network of meandering pathways invites you to explore the grounds at leisure. In addition, the property features a large steel-framed Adman shed with roller shutter doors, set on a solid concrete base, providing excellent storage or workspace potential.



SERVICES AND FEATURES:

- Mains Water
- Septic Tank
- Oil Fired Central Heating (New Boiler)
- Built: 1994
- Property Extends To: C. 104m²



BER DETAILS:

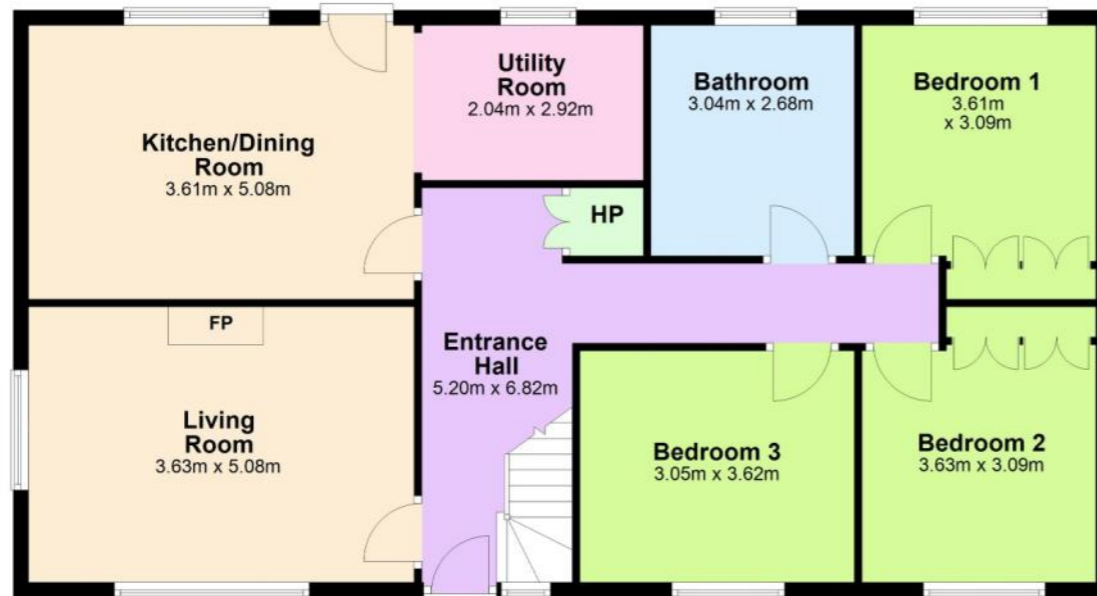
- BER: D1
- BER No.: 119300002
- Energy Performance Indicator: 245.17 kWh/m²/yr



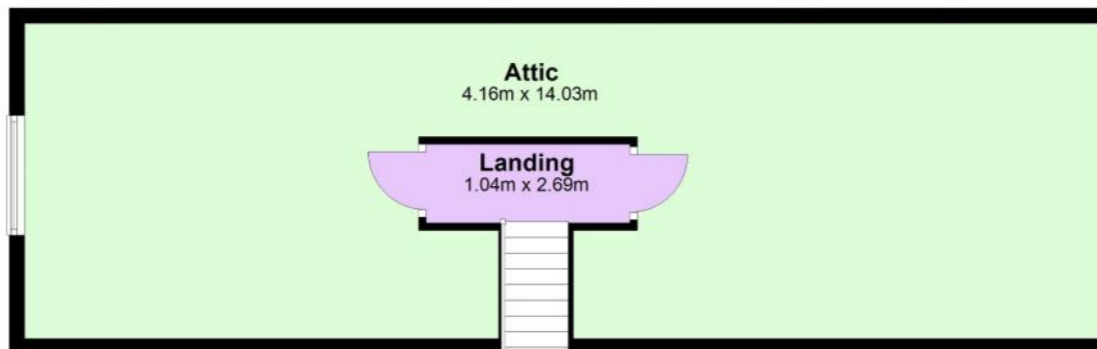
A Fantastic Residence Offering Generous Space Throughout - Viewing Highly Advised

A.M.V. €375,000

Ground Floor



First Floor



Total area: approx. 103.4 sq. metres



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.