

Ref: P4250

NO 4 BAILE THIOBÓID, CRAANFORD, GOREY, CO WEXFORD, Y25 FK71



BER **C1**

QUINN PROPERTY

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SPLENDID 2 STOREY, 4 BEDROOM RESIDENCE IN A VILLAGE DEVELOPMENT OF 7 DETACHED HOMES FOR SALE BY PRIVATE TREATY



LOCATION:

Situated in the picturesque village of Craanford which is a five minutes drive from Gorey along the Gorey to Carnew road (R725). Craanford is a quaint village with plentiful amenities including primary school, church, pub, playschool/crèche, gym and GAA club. The property has the added benefit of being adjacent to an attractive park area which is finished and maintained to the highest standards with flowers, trees, seating, play areas and the River Lask running through. Gorey is 6km, Carnew is 10km and Dublin is just over an hour's drive.

DESCRIPTION:

The property extends to C. 167.22M² and enjoys an excellent location in the development with cobble lock driveway and parking to the front and a walled in garden to the rear. Constructed in 2007, the property comes to the market in excellent condition. The residence provides spacious accommodation throughout and is finished to a high standard. This property offers an excellent opportunity for a family to integrate within a wonderful community. Accommodation comprises of :



Entrance Hall:	4.7m x 2.6m	Tiled floor, radiator
Under Stair Storage:	1.7m x 0.8m	Tiled floor
Living Room:	5.4m x 3.7m	Oak floor, radiator
Kitchen/Dining Room:	6.6 x 3.7m	Fitted kitchen, integrated fridge/freezer, dishwasher, electric oven, hob, extractor fan, tiled floor, radiator, double doors to rear garden
Utility Room:	2.0m x 2.0m	Tiled floor, fitted units, washing machine, back door
Hot Press—Walk in:	1.4m x 1.6m	Shelved, tiled floor
Sitting Room:	5.4m x 3.9m	Oak floor, Fire place & Blacksmith stove, radiator, wired for tv
W. c.:	1.6m x 1.4m	Tiled floor, w.c., w.h.b., radiator
First Floor:		
Landing:	4.9m x 2.9m	Pine flooring
Bedroom 1:	6.0m x 3.7m	Pine Flooring
Ensuite:	2.0m x 2.0m	Tiled, electric shower, w.c., w.h.b., radiator



Bedroom 2: 5m x 3.9m Pine Flooring
Bedroom 3: 3.7m x 3.6m Pine Flooring
Bedroom 4: 3.0m x 2.6m Pine Flooring
Bathroom: 2.0m x 3.0m Tiled, electric shower, w.c., w.h.b., bath, radiator



SERVICES AND FEATURES:

Oil Fired Central Heating
Natural Stone Plinth
Natural Slate Roof
Granite Window Sills, Internally & Externally
Fully Fitted Kitchen
Solid Oak Flooring & Tiles On Ground Floor
Two Car Spaces
Property Extends To C. 167.22m²
Annual Combined Fees for Water & Waste €750.00



BER DETAILS:

BER C1

BER No. 109049007

Energy Performance Indicator: 171.74 kWh/m²/yr

DIRECTIONS:

Follow Eircode : Y25 FK71



Well Located 4 Bed Residence Offering
Ample Opportunity Viewing Is By Appointment Only

A.M.V. €375,000

QUINN PROPERTY

www.quinnproperty.ie

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

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



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26 Main Street, Gorey, Co. Wexford Y25DP60

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