

Ref: P5701

CLONE WEST, MONAMOLIN, GOREY, CO. WEXFORD Y25 W290



BER EXEMPT

QUINN PROPERTY

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TRADITIONAL 2 BEDROOM COTTAGE ON C. 0.75 ACRE SITE

For Sale By Private Treaty



LOCATION:

This pretty cottage is located along a local road, just off the main Gorey to Wexford road (the R741), 2.3km from Ballyedmond with pub, shop, service station and the renowned Wells House & Gardens, 3km from Boolavogue village with excellent primary school, shop, church and the 1798 Fr. Murphy Interpretative Centre and 4km from Monamolin with primary school, shop, pub, Church and The Buffers Alley GAA Grounds. The residence is 20km south of Gorey with extensive amenities, 10km from Ballycanew and Ferns and 9km from Kilmuckridge and the coast.

DESCRIPTION:

The cottage sits on an attractive site with a gravel driveway, concrete path and steps leading to the front door with lawns to either side, it has a selection of mature trees and a natural boundary surrounding it. There is a large enclosed lawn to the rear with an attractive fruit garden boasting a selection of trees, to include apple and pear, along with gooseberry and strawberries plants. A stone built barbeque in this tranquil setting makes for the perfect outdoor eating area. There is also a garden shed that is wired and plumbed, ideal for storage and other uses. Accommodation comprises as follows:



Entrance Hall:	2.16m x 0.95m	Laminate floor
Bathroom:	1.93m x 2.65m	Linoleum floor, electric shower, wc, whb, tiled walls
Kitchen/Diner:	3.15m x 2.29m	Laminate floor, fitted kitchen, tiled splashback, gas cooker
Sitting Room:	3.44 x 4.56m	Laminate floor, fireplace with wood burning stove, fitted bookshelves
Bedroom 1:	3.64 x 2.49m	Carpet
Bedroom 2:	3.36 x 2.26m	Carpet





SERVICES AND FEATURES:

Double Glazed Windows Throughout
Oil Fired Central Heating
Private Well
Septic Tank
All Contents Included In Sale
Property Extends To: c. 47m²
Built: 1940's



BER DETAILS:

BER: EXEMPT

BER No.

Energy Performance Indicator: kWh/m²/yr



This Attractive Property Is An Ideal Starter Home - Viewing Is By Appointment Only

A.M.V. €185,000

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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