

Ref: P5756

COOLAMBER, BRUCE, BALLYGARRETT, CO. WEXFORD Y25 KX68



**BER** **C2**

**QUINN PROPERTY**

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# MOST APPEALING 3 BEDROOM DORMER RESIDENCE ON C. 1. ACRE MATURE SITE

## For Sale By Private Treaty



### LOCATION:

This delightful family home enjoys a convenient location just 2km from the picturesque Village of Ballygarrett and amenities include shops, primary school, church, pubs, café and restaurant. There are an array of local sporting and leisure facilities, Ballygarrett Réaly na Mara G.A.A. Club, L.B. Health and Fitness Studio, Cliff Walks, Shrute Equestrian and Pet Centre, Glenavon Japanese Garden, while Cahore Beach and Castle are 6km away. Kilmuckridge is 8km and offers Secondary School Education. Gorey is 14km with an extensive range of all amenities, 35km to Wexford and approximately an hour's drive to South Co. Dublin.

### DESCRIPTION:

The property is presented in good condition throughout and approached by tar and chip driveway with well maintained lawn to the front and large lawn/paddock to the rear. The property benefits from a large detached annex. Accommodation is bright and spacious throughout and comprises of:



Entrance Hall:	4.5m x 2.m	Tiled floor, under stair storage, hot press.
Sitting Room:	5m x 4.4m	Solid fuel stove, timber floor.
Kitchen/Dining:	4.3m x 4.m	Fitted kitchen, integrated dish washer, electric oven, electric hob, extractor fan, fridge freezer. Tiled splash back. Timber floor.
Bathroom:	4m x 2m	Tiled floor, w.c., w.h.b. bath.
Bedroom 1:	4.3m x 3. 2m	Carpet, fitted wardrobe.
Landing:	2.m x 1. 4m	Timber floor.
Bedroom 2:	4.5m x 4.5m	Timber floor.
Bedroom 3:	5m x 4.3m	Timber floor.
Bathroom:	3.m x 1.2m	Timber floor, wall tiled, w.c., w.h.b. shower.





Detached 7.5m x 4.6m  
Annex

Kitchen: 3.m x 1.6m

Bathroom: 3.2m x 2.3m

Room 1: 4.4m x 3.7m

Room 2: 2.9m x 2.m

First Floor:

Room 3: 4m x 2m

Shower, w.c., w.h.b.



#### SERVICES AND FEATURES:

Oil Fired Central Heating

Mains Water

Septic Tank

Property Extends To: 139 m<sup>2</sup>

Built: 2000



#### BER DETAILS:

BER: C2

BER No. 104994454

Energy Performance Indicator: 198.43 kWh/m<sup>2</sup>/yr



Viewing Is Highly Recommended & By Appointment Only

**A.M.V. €320,000**

# QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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