

Ref: P5560

'FOREST VIEW', RAHEENASKEAGH UPPER, RAHEENDUFF, GOREY, CO. WEXFORD Y25RX59



BER D1

QUINN PROPERTY

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# An Exceptional 3 Bed Bungalow On C. 1 Acre Of Landscaped Grounds For Sale By Private Treaty



## LOCATION:

The property enjoys an excellent location only 300m off the main Gorey/Wexford road (R741). Located 6km from Kilmuckridge and 1km from Raheenduff, this is a rare opportunity to purchase so close to many of Wexford's finest beaches and remain in close proximity to Gorey, (20k south) and Wexford town (20km north).

## DESCRIPTION:

The property which extends to c. 94 m<sup>2</sup> was built in 1999 and is of block construction with a slate roof and double glazed windows and doors. It is presented in excellent condition throughout offering high quality fixtures and fittings. It is ideally suited to a family wishing to re-locate to the Wexford area being surrounded by GAA Clubs and schools both primary and secondary. Outside there are well maintained mature, landscaped gardens and lawns with an array of shrubbery. It offers privacy and space and will appeal to garden lovers and enthusiasts. The property is approached via a gated driveway which extends around the house with mature, landscaped gardens to the front. There is also a large lawn area to rear that includes a parking area. The rear garden incorporates an enclosed steel framed shed with a large door opening to allow vehicular access. Accommodation comprises of:



Entrance Hall:	4.0m x 1.8m	Oak floor (semi-solid), recessed low energy lighting
Inner Hall:	4.7m x 1.0m	Semi-solid Oak floor, shelved hot press
Sitting Room:	4.6m x 3.5m	Open fire, carpet, coving
Kitchen/Diner:	6.6m x 3.8m	Newly fitted white waist & eye level units with 'soft closing' drawers, integrated electric double oven, gas hob, microwave with grill & extractor fan, wood/turf burning stove, marble tiled floor & splashback, modern double white ceramic 'Belfast type' sink, recessed low energy lighting, sliding door to decking
Utility Room:	2.0m x 1.8m	Tiled floor, plumbed for dishwasher and washing machine, back door
Bedroom 1:	3.5m x 3.5m	Carpet
Ensuite/Wet room:	2.0m x 1.4m	Fully tiled, rain shower, w.c., w.h.b. with recessed low energy lighting, heated towel rail



Family Bathroom:	2.8m x 1.7m	Fully tiled floors and walls, bespoke bathroom fittings, w.h.b. with mixer tap, overhead mirror with LED lighting, electric shower, & recessed low energy lighting
Bedroom 2:	3.0m x 3.2m	Laminate floor
Bedroom 3:	2.8m x 2.8m	80% Wool Carpet
Attic:		Stira stair to partly floored attic with lighting



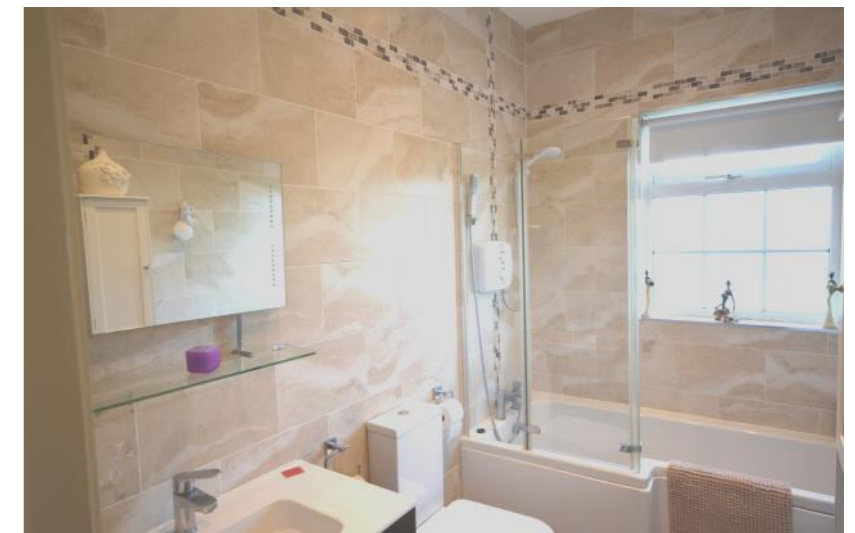
**SERVICES AND FEATURES:**

- Private Well
- Septic Tank
- Iron Gates
- Oil Fired Central Heating (Zoned) With New Grant Firebird Boiler
- Fully Insulated
- Built c. 1999
- Property Extends To: c. 94m<sup>2</sup>
- Steel Framed Shed
- Garden Shed 6.0 m<sup>2</sup> x 4.7m<sup>2</sup>
- Concrete Drive Way To Front & Rear



**BER DETAILS:**

- BER: D1
- BER No. 106832447
- Energy Performance Indicator: 253.55 kWh/m<sup>2</sup>/yr



A Wonderful Opportunity To Acquire An Ideal Family Home

**A.M.V. €300,000**

# QUINN PROPERTY

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