

Ref: P3051

'TAIPAN LODGE', BRUCE, BALLYGARRETT, GOREY, CO. WEXFORD



BER C1

QUINN PROPERTY

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A MOST DESIRABLE 4 BEDROOM DORMER STYLE RESIDENCE WITH LARGE DETACHED GARAGE ON C.1.8 ACRES OF MATURE GARDENS

For Sale By Private Treaty



LOCATION:

This fine property enjoys a wonderful rural location and yet is only 4km from Cahore Strand and an array of sandy beaches. It is just 2km from Ballygarrett Village with its amenities i.e. shops, pubs, restaurants, primary school, GAA facilities etc. It is located 20km from Gorey, 7km from Ballycanew, 10km from Kilmuckridge and 4 km from Killenagh.

DESCRIPTION:

This stunning 4 bedroom dormer style residence was constructed in 2005 and it extends to 188m². It is presented in pristine condition throughout, flooding with natural light. The residence is of block construction with slate roof and PVC double glazed windows and doors. Accommodation comprises of:

Entrance Hall:	8.1m x 2.1m	Ceramic tiles, stairs to 1st floor
Inner Hall:	2.5m x 1.2m	Ceramic tiles, hot press
Living Room:	4.8m x 4.8m	Laminated floor, bay window, fire place & coving
Sitting Room:	4.8m x 4.6m	Bay window, coving, fire place, laminated floor
Conservatory:	4.0m x 3.6m	Laminated floor, vaulted ceiling, door to patio
Kitchen:	6.0m x 4.1m	Fully fitted kitchen with waist & eye level units, integrated dish washer, electric oven, electric fan, fridge freezer, breakfast bar, tiled floor and tiled splash back
W.c.:	2.3m x 1.2m	Tiled floor, w.c, w.h.b.
Utility Room:	3.0m x 2.2m	Fitted units, washing machine, dryer, tiled floor, back door to large decking area, tiled splash back
Landing:	3.0m x 1.6m	Carpet
Bedroom 1:	4.6m x 4.0m	Carpet & bay window
Ensuite:	2.5m x 2.5m	Fully tiled, w.c., w.h.b., shower
Walk-in-wardrobe:	2.1m x 1.8m	Shelved and hanging space, carpet
Bedroom 2:	4.0m x 3.8m	Carpet, bay window





Bedroom 3: 4.5m x 4.2m Carpet, fitted wardrobes
 Ensuite: 2.1m x 2.0m Fully tiled, w.c., w.h.b., shower
 Bedroom 4: 4.1m x 3.6m Carpet
 Bathroom: 3.0m x 2.4m Fully tiled w.c., w.h.b. shower, bath

OUTSIDE:

The residence is approached via hard-core driveway giving ample parking area. There are extensive landscaped, mature lawns to the rear and both sides of the residence along with a substantial decking area (15m x 9m), ideal for hosting parties/BBQ's. A detached garage (9m x 8m) is situated to the side of the house which is lofted (further 9m x 8m on first floor) and is ideal for further conversions i.e. Granny Flat/further accommodation S.T.P.P. There is also another detached shed to the rear of the house (20m x 3m).



SERVICES AND FEATURES:

Septic Tank
 Main Water
 Oil Fired Central Heating
 Alarm
 Property Extends To: 188m²

BER DETAILS:

BER C1
 BER No. 103152674
 Energy Performance Indicator: 158.21 kWh/m²/yr

DIRECTIONS:

From Gorey, proceed to Ballycanew. In Ballycanew take the first left for Ballygarrett. In Ballygarrett turn right after the Macklemore pub. Continue for 2km, going through the crossroads and the property is the first on the right hand side with **QUINN PROPERTY** sign.



**THIS IS A STUNNING FAMILY HOME
 AND MUST BE VIEWED
 A.M.V. €395,000**

QUINN PROPERTY

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PSRA No. 002020

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