

ISLAND LOWER, CRAANFORD, GOREY, CO. WEXFORD Y25 PX06



Ref: P3248

BER D2

QUINN PROPERTY

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COMPACT 3 BEDROOM BUNGALOW ON C. 0.6 ACRE SITE

For Sale By Private Treaty



LOCATION:

The property enjoys a vibrant, rural and convenient location only 3km from Craanford Village with pub, GAA facilities and primary school. It is 1.5km off the Craanford/Camolín Road, 4km from Clough and the R772 and 9km from Gorey town with an array of amenities. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning Hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

This compact 3 bedroom bungalow was constructed in 1985 and extends to c. 100m². It is of block construction, tiled roof, double glazed windows and doors and has a dry dash finish. The property is presented in good condition throughout and is an ideal retirement/family home. Some contents are included.

Accommodation comprises of:

Entrance Hall:	3.5m x 1.5m	Marley floor covering
Inner Hall:	6.2m x 1.0m	Marley floor covering
Sitting Room:	4.3m x 3.4m	Laminated floor, open fire
Kitchen/Dining Room:	5.2m x 3.7m	Fitted oak kitchen units, electric oven & hob, hot-press, open fire with back boiler, Marley floor covering
Back Hall:	2.8m x 1.0m	Marley floor covering, door to back garden
Utility Room:	2.4m x 2.0m	Washing machine, fridge freezer, dryer, Marley floor covering
Bedroom 1:	3.8m x 3.6m	Laminate floor, fitted wardrobes
Bedroom 2:	3.4m x 3.2m	Carpet
Bedroom 3:	3.5m x 2.7m	Laminate floor
Bathroom:	2.7m x 1.8m	Walls fully tiled, Marley floor covering, bath, electric shower, W.C. and w.h.b.





OUTSIDE:

The property is approached via tarmac driveway with lawns to both sides and the back of the property, mature hedgerow surrounds the gardens.

SERVICES AND FEATURES:

Oil Fired Central Heating
Private Well
Septic Tank
Double Glazing
Some Contents Included In Sale
Property Extends To: 92.22m²
Built: 1985

BER DETAILS:

BER D2

BER No. 111364055

Energy Performance Indicator: 266.78 kWh/m²/yr



DIRECTIONS:

From Craanford Village, pass the school on the right and the GAA Complex on the left and proceed to the first crossroads. Turn left and after 1.5km the property is on the right hand side. Alternatively from Clough, take the L5075 and take the second road to the right. After 2km the property is on the left hand side with **QUINN PROPERTY** signboard.

This Is An Ideal Retirement / Family Home & Viewing Is Recommended & By Appointment Only

A.M.V. €190,000

QUINN PROPERTY

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PSRA No. 002020

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