

Ref: P3353

# 'THE OAKS', CREAGH, GOREY, CO. WEXFORD Y25 TX84



**BER** C2

**QUINN PROPERTY**

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# A SUBSTANTIAL 4 BEDROOM DETACHED BUNGALOW & GARAGE ON C. 0.33 ACRE MATURE ELEVATED SITE FOR SALE BY PRIVATE TREATY



## LOCATION:

'The Oaks' enjoys a superb location, while having the benefits of rural living, is only 2km from Gorey's main street. The vibrant town of Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary to post leaving-cert and adult education, along with a wealth of restaurants, shops, pubs, award winning hotels and a vast array of local leisure amenities. The property lies ½km from Gorey's Celtic Soccer pitch with Wexford a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

## DESCRIPTION:

The property was constructed in 1981 and extends to 244.86m<sup>2</sup>. It is in excellent structural condition while it is in need of upgrading and decorating. Standing on c. 0.33 acre elevated site it, enjoys excellent views of the surrounding rolling countryside and Annagh Hill.

Accommodation comprises of:



Entrance Hall:	3.8m x 2.0m	Laminate floor, storage closet
Livingroom:	6.1m x 5.3m	Large bright livingroom with French doors to garden, laminate floor, open fire
Diningroom:	3.3m x 3.3m	Carpet, serving hatch, double doors from livingroom
Kitchen:	5.4m x 3.3m	Fitted kitchen with waist & eye level units, electric double oven & hob, laminate floor
Bathroom:	3.3m x 2.0m	Fully tiled, electric shower, w.c., w.h.b.
Bedroom 1:	4.1m x 3.6m	Laminate floor
Bedroom 2:	3.6m x 3.3m	Laminate floor, fitted wardrobes
Study/Office:	3.3m x 3.2m	Laminate floor, stairs to first floor
Landing:	5.4m x 3.3m	Hot press, carpet
Bedroom 3:	5.6m x 3.0m	Laminate floor
Bedroom 4:	4.1m x 3.0m	Laminate floor
Bathroom:	2.6m x 2.0m	W.c., w.h.b., shower







#### OUTSIDE:

The property is approached via a gravelled driveway with ample parking to front. Well maintained mature garden/lawn to the front and side and two greenhouses to rear.

#### SERVICES AND FEATURES:

Oil Fired Central Heating  
Integrated Garage  
Private Well  
Septic Tank  
Property Extends To: 244.86m<sup>2</sup>  
Built: 1981

#### BER DETAILS:

BER C2

BER No. 100568773

Energy Performance Indicator: 184.97 kWh/m<sup>2</sup>/yr

#### DIRECTIONS:

From the Main Street in Gorey proceed on to John's Street (beside Bobs Bar & Pamela Scott) and continue straight for 1.5km and property is on the right hand side with **QUINN** PROPERTY sale board.



**A.M.V. €255,000**



# QUINN PROPERTY

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## *Fine Family Home Enjoying An Excellent Location Viewing By Appointment Only*

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

