

Ref: P3558

# KILMICHAEL, GOREY, CO. WEXFORD



BER B1

**QUINN PROPERTY**

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# AN EXCLUSIVE, RECENTLY CONSTRUCTED, 4 BEDROOM DORMER STYLE RESIDENCE ON C. 0.6 ACRE SITE FOR SALE BY PRIVATE TREATY



## LOCATION:

The property enjoys a superb location along the Gorey/Tinahely road in a wonderful rural setting, yet only a five minute drive from Gorey town which is 5km away. Gorey offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, a wealth of restaurants, shops, pubs, with a vast array of local leisure amenities such as endless sandy beaches, golf courses (Courtown and Ballymoney), Courtown Adventure & Leisure Centre, GAA and Rugby Club Grounds. There is an excellent daily commuter rail and bus service. Dublin is less than an hour's drive away, Wexford, 30 minutes, Enniscorthy, 20 minutes.

Hollyfort village with pub and shop is 1km away, while there are two local primary schools located in nearby Monaseed and Ballythomas, both a ten minute drive from the property.



## DESCRIPTION:

Timber gates lead into this recently built residence which is approached via a winding kerbed driveway with a gravelled finish and lawns surrounding the property. The residence which boasts a 'B1' rating, has been finished to a very high standard with features to include solar panels, wooden framed windows and doors with treble glazing, slate roof, solid oak stairs, concrete floors throughout the first floor, skirting and architrave. The clever design allows for bright, airy and spacious accommodation which includes:

Entrance Hall:	4.3m x 4.3m	Ceramic tiled floor, Oak stair well, recessed lighting
Office:	2.7m x 1.8m	Laminate flooring
Kitchen/Dining Room:	6.1m x 5.6m	Ceramic tiled floor, double French doors to the side, double fronted stove, recessed lighting
Living Room:	5.6m x 3.8m	Laminate flooring, dual sided stove to kitchen with back boiler
Utility Room:	3.8m x 1.8m	Ceramic tiled floor, back door
Bedroom 4:	3.9m x 3.6m	Laminate flooring
En-Suite:	2.4m x 1.6m	Fully tiled, w.c., w.h.b. and shower, shared access with utility room
Sitting Room:	5.6m x 4.6m	Laminate flooring, open fire







First Floor		Concrete floors throughout
Landing	4.3m x 1.5m	Laminate flooring, hot press
Bedroom 2	5.0m x 4.7m	Laminate flooring
Master Bedroom	5.7m x 6.2m	Laminate flooring
En-Suite	2.7m x 1.6m	Fully tiled, shower, w.c., w.h.b.
Bedroom 3	3.9m x 3.7m	Laminate flooring
Bathroom	3.1m x 1.8m	Fully tiled, corner bath, shower, w.c., w.h.b.



#### SERVICES AND FEATURES:

'B1' Rated  
Treble Glazing  
Solar Panels  
Finished To A Very High Standard  
Concrete Floors On First Floor  
Oil Fired Central Heating  
Private Water  
Septic Tank  
Property Extends To: 237m<sup>2</sup>



#### DIRECTIONS:

From Gorey turn right at the traffic lights and proceed out the Hollyfort road for c. 5.4km, the property is on the right hand side with a **QUINN** PROPERTY signboard (just after a sharp left turn signposted for Craanford).

**A.M.V. €395,000**



# QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000  
Email: sales@quinnproperty.ie

Carnew: 053 94 26234  
Email: info@quinnproperty.ie



***THIS IS A STUNNING NEWLY CONSTRUCTED FAMILY HOME IN AN EXCELLENT LOCATION  
VIEWING IS BY APPOINTMENT ONLY***

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

