

GROVE LITTLE, MOUNT SAINT BENEDICT, GOREY, CO. WEXFORD Y25 YX62



Ref: P3690

BER **B3**

QUINN PROPERTY

www.quinnproperty.ie

EXCLUSIVE 4 BEDROOM, ARCHITECTURALLY DESIGNED RESIDENCE SITTING ON A MATURE, LANDSCAPED C. 0.75 ACRE SITE

For Sale By Private Treaty



LOCATION:

This beautiful bespoke residence is located in a wonderful rural and idyllic setting on the main Gorey to Hollyfort road. Gorey, one of the most vibrant towns in County Wexford, is a mere 5km away with an array of amenities to include primary & secondary schools, major supermarket chains, hotels, churches, restaurants, sporting facilities, library, town park with skating facilities and much much more. Dublin is less than one hours' commute.

DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this superb residence which is presented in immaculate 'turn key' condition . It offers the best in modern contemporary style living. The property is approached via electric gates leading to a tree lined tarmac driveway with railway sleeper kerbing and ample parking. The residence, which is flooded with natural light, was constructed in 2007, extends to c. 220m² and has an excellent Building Energy Rating of B3.

Accommodation in this bright and spacious residence comprises of:



Entrance Hall:	5.6m x 2.7m	Solid Oak floor, double doors to lounge, vaulted ceiling
Inner Hall:	6.2m x 1.7m	Solid Oak floor, hot-press
Lounge:	6.3m x 5.4m	Solid Oak floor, vaulted ceiling, Esse 5kw multifuel inset stove, French doors leading to a large decking area
Kitchen/Dining & Living Area:	9.2m x 5.4m & 3.7m x 2.5m	A spacious & well equipped modern & open plan kitchen area with a bespoke fitted Walnut kitchen containing free standing island, eye & waist level units, integrated appliances to include fridge freezer, dishwasher, double electric oven, microwave and a Neff gas hob, tiled floor throughout. The large windows allow this area to fill with natural light. The living area boasts a feature stone fireplace with an Esse 5kw stove.
Utility Room:	2.7m x 2.5m	Tiled floor, fitted eye & waist level Walnut units, washing machine, condensed dryer, sink/drain, door to back garden
W.c:	2.5m x 1.1m	Fully tiled, w.c., w.h.b.





- Master Bedroom: 4.1m x 4.1m Solid Oak floor, offers beautiful views of the front garden
- Walk In Wardrobe: 2.0m x 2.0m Solid Oak floor, shelved and hanging storage
- Ensuite: 2.1m x 2.0m Fully tiled, electric shower, w.h.b., bath
- Bedroom 2: 3.7m x 3.4m Solid Oak floor, view of the rear garden
- Ensuite: 3.5m x 1.1m Fully tiled, w.c., w.h.b., electric shower
- Bedroom 3: 4.0m x 3.5m Solid Oak floor, views of the front garden
- Bedroom 4: 4.0m x 3.3m Solid Oak floor, views of decking area and rear garden
- Bathroom: 3.7m x 2.3m Large family size bathroom, fully tiled, electric shower, features separate bath and shower facilities



OUTSIDE:
 Manicured lawns and mature, secluded and private gardens with an array of shrubbery surround the property. A large decking area lies to the rear of the residence off the lounge, providing beautiful private outside space for alfresco dining. A detached garage with roller doors completes the outside area.

SERVICES AND FEATURES:

- Oil Fired Central Heating
- Fully Wheelchair Accessible
- Private Well
- Solid Oak Floors & Ceramic
- Septic Tank
- Tiling Throughout
- Venetian Blinds Throughout
- Vaulted Ceilings
- PVC Woodgrain Effect Windows & Doors
- Mature & Landscaped Gardens
- Double Glazing
- Property Extends To: 221.6m²
- Built: 2007



BER DETAILS:

- BER B3
- BER No. 101955797
- Energy Performance Indicator: 134.1 kWh/m²/yr



***THIS IS A STUNNING FAMILY HOME AND VIEWING IS HIGHLY RECOMMENDED
 VIEWING BY APPOINTMENT ONLY***

QUINN PROPERTY

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DIRECTIONS:

From Gorey, take the Hollyfort road at the main traffic lights at Tara Stores. Proceed straight for 5km and the property is on the right hand side with **QUINN PROPERTY** signboard.

A.M.V. €500,000

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

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