

Ref: P2553

BER B3

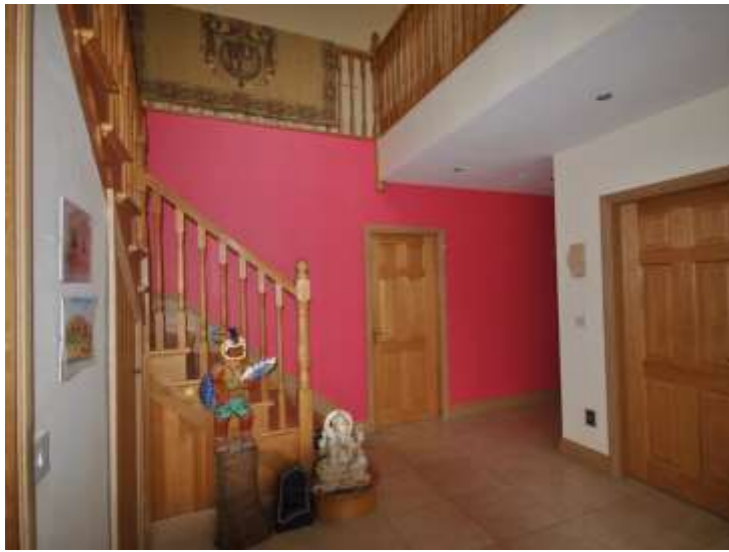
KILLYNANN, GOREY, CO. WEXFORD Y25 N2V5

QUINN PROPERTY

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SUPERIOR 2 STOREY, 5 BED RESIDENCE IN A SECLUDED SETTING ON C. 1.7 ACRE MATURE SITE

For Sale By Private Treaty



LOCATION: This stunning property enjoys a tranquil and rural setting and is nestled towards the end of a cul-de-sac. It is a five minute drive to the thriving town of Gorey which offers an array of amenities including schools, shops, restaurants, public transport, churches, sporting facilities and hotels. The M11 at junction 22 is a 3.8km/5 minute drive and south Dublin is a comfortable 50 minute commute.

DESCRIPTION: The property is approached via a tree lined avenue in a mature and idyllic setting. It was constructed in 2007, extends to c. 3175sq.ft. (295m²) and is finished to a high standard. Viewings are highly recommended to capture a true feeling for this wonderfully bright and spacious property.

Accommodation comprises of:

Entrance Hall:	4.3m x 3.7m	Tiled floor, recessed lighting, Oak stairwell to first floor, under stairs storage
Guest W.c.	2.0m x 1.0m	W.c., w.h.b., tiled
Living Room:	5.7m x 4.0m	Open fire with marble surround, solid timber floor, built-in units, timber ceiling with recessed lighting
Kitchen/Diner:	8.8m x 4.0m	Fully fitted Oak kitchen including all appliances, integrated fridge/freezer, electric ovens and hob, dishwasher, breakfast bar, granite worktops, tiled floor and recessed lighting, double doors to patio area overlooking the pond, waterfall and gardens
Utility Room:	4.0m x 2.5m	Fitted units, plumbed for appliances and tiled floor
Family Room:	7.2m x 4.6m	Solid timber floor, timber ceiling, recessed lighting, double doors to gardens
Inner Hall:		Tiled floor, recessed lighting
Bedroom 4:	4.5m x 3.2m	Solid timber floor
Ensuite:	2.5m x 2.1m	W.c., w.h.b., shower, fully tiled
Bedroom 5/Study:	4.2m x 3.8m	Tiled floor, recessed lighting
Landing:	5.4m x 4.3m	Solid Oak floor, recessed lighting
Master Bedroom:	4.4m x 4.1m	Solid Oak floor
Ensuite:	2.9m x 2.1m	W.h.b., w.c., shower, fully tiled
Dressing Room/Nursery:	4.0m x 3.3m	Fitted wardrobes, solid Oak floor





Bedroom 2:	4.5m x 4.2m	Solid Oak floor, fitted wardrobes, solid timber floor
Ensuite:	3.0m x 2.0m	W.c., w.h.b., shower, fully tiled
Bedroom 3:	4.3m x 4.2m	Solid Oak floor
Family Bathroom:	3.0m x 2.0m	Bath, w.c., w.h.b., shower, fully tiled



OUTSIDE:

This beautiful property stands on an extensive c. 1.7 acre mature and secluded site with an abundance of mature trees and shrubbery. To the rear of the property lies a large patio area, perfect for alfresco dining and overlooking the tranquil and secluded gardens with a lawn area, mature woodland, a calming and soothing stream and a trickling waterfall which flows into a natural pond. This setting is south facing making this a haven for a restful and sedative lounging area. There is a substantial enclosed 'A' roofed steel framed shed (13m x 9m) with concrete floor and sliding door with a chicken coop adjacent. To the front of the property, which is approached via electric gates and a tree lined avenue, there is a lawn with a large Polly tunnel and a substantial cobble-lock parking area.



SERVICES AND FEATURES:

- Private Well
- Septic Tank
- Geo-Thermal Heating
- CCTV
- Electric Gates
- Internal Vacuum System
- Property Extends To: 295m²

BER DETAILS:

- BER: B3
- BER No. 106687346
- Energy Performance Indicator: 142.4 kWh/m²/yr

DIRECTIONS:

From Gorey take the Ballytegan Road for c. 1/5km towards 'The Rock' and turn left at the post box. After 400m take the next left, continue straight until the bend and the property is facing you (no signboard).



EXCESS: €585,000

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**A Unique Opportunity To Purchase An Impressive, Spacious, Modern Family Home On The Periphery Of Gorey
Viewing Is Highly Recommended & By Appointment Only**

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