

Ref: P4226

MONAVULLEN, OULART, CO. WEXFORD Y25TK63



BER **D1**

QUINN PROPERTY

www.quinnproperty.ie

EXCEPTIONAL 4 BEDROOM, DETACHED DORMER STYLE RESIDENCE ON C. 3/4 ACRE ELEVATED SITE, COMMANDING STUNNING VIEWS

For Sale By Private Treaty



LOCATION:

Ideally located on the edge of the historic village of Oulart within walking distance of many amenities, i.e. shops, school, church, pub, GAA facilities, etc. Oulart village is just 2km off the main Gorey to Wexford road (R741). The property is located central to Gorey/Wexford/Enniscorthy and is within a 10 minute drive of many attractive beaches.

DESCRIPTION:

The property is a four bed, two storey, dormer style residence built around 1992. It is presented in good condition and accommodation briefly comprises of entrance hall, inner hall, sitting room, kitchen/diner, utility room on the ground floor with a further two rooms, two bedrooms, study and bathroom upstairs.



Accommodation extends to 150.64m² and comprises of:

Entrance Hall:	3.73m x 1.76m	Laminate floor
Inner Hall:	4.53m x 1.20m	Laminate floor, storage press
Sitting Room:	4.11m x 3.72m	Carpet, open fire with marble surround
Kitchen/Dining Room:	6.57m x 3.00m	Marley floor, fitted eye & waist level units, gas hob & oven, extractor fan, open fire with back boiler, hot press
Utility Room:	2.49m x 1.82m	Laminate floor, door to back garden
Bedroom 1:	4.40m x 3.00m	Carpet
Bedroom 2:	4.26m x 3.00m	Carpet
Bedroom 3:	3.14m x 3.06m	Incorporating stairwell, laminate floor
Bathroom:	3.04m x 1.81m	Tiled floor, w.c., w.h.b., electric shower over bath
Landing:	3.39m x 2.46m	Carpet
Room 1:	5.20m x 3.37m	Marley floor, skylight
Bathroom:		W.c., w.h.b., shower, fully tiled
Room 2:	3.36m x 4.85m	Carpet, skylight





OUTSIDE:

The property is approached via iron gates with a tarmac driveway to the front and side, providing ample off street parking. A lawn area surrounds the property and an extensive garden to the back with stunning views of the surrounding rolling countryside.



SERVICES AND FEATURES:

Good Condition
Double Glazed Windows & Doors
Bright & Spacious
In Need of Some Refurbishment
Oil Fired Central Heating with Back Boiler
Septic Tank
Private Water
Stunning Countryside Views
Extends to: 150.64m²
Built: 1992



BER DETAILS:

BER D1
BER No. 112964499
Energy Performance Indicator: 247.48 kWh/m²/yr



This Is An Ideal Family Home And Viewing By Appointment Only

A.M.V. €185,000



DIRECTIONS:

From Oulart village with Cooney's Bar on your left continue onto Parklands Lower Road to the Y-junction. Take the right hand fork and continue down Parklands Lower Road for a further 1km and the property is on your right hand side with **QUINN PROPERTY** sale board.

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. 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.