

NO. 5 TINTESKIN CLOSE, KILMUCKRIDGE, CO. WEXFORD Y25 CY66



Ref: 4197

BER C2

QUINN PROPERTY

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BEAUTIFULLY PRESENTED 3 BEDROOM, SEMI DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

This property is located in a wonderful coastal location within walking distance of Kilmuckridge Village with an array of amenities such as primary and secondary schools, shops, supermarkets, churches, cafes, pubs, restaurants and Sean Óg's Hotel. Kilmuckridge is a popular holiday resort and is only 3km from the coast and Morriscastle strand. Further along the coast there is an equally impressive choice of many beautiful beaches such as Ballinesker, Curracloe & Blackwater. Kilmuckridge is 23km from Gorey, 23km from Wexford, 24km to Enniscorthy, while Dublin is an hour and a half commute.

DESCRIPTION:

The residence was constructed in 2000, is of block construction and extends to 93m². It has been beautifully maintained by its current owners and is presented in pristine condition throughout. The house is located within a small mature development of only 25 homes in a picturesque village setting. Accommodation comprises of:



Entrance Hall:	2.0m x 1.1m	Tiled floor
Guest W.C.	1.7m x 0.8m	Tiled floor, w.c, w.h.b.
Kitchen/ Dining/	3.4m x 2.8m & 6.1m x 5.5m	Tiled floor & tiled splash back, fitted waist and eye level kitchen units, integrated electric cooker, gas hob, dishwasher, washing machine, fridge freezer, solid fuel stove, sliding door to rear garden, stairs to first floor, under stairs storage

Living Room:

First Floor:



Landing:	2.3m x 1.8m	Carpet, Stira to attic
Bedroom 1:	3.5m x 3.5m	Timber floor, fitted wardrobe
Ensuite:	2.0m x 1.7m	W.c., w.h.b., shower
Bedroom 2:	3.7m x 3.2m	Timber floor
Bedroom 3:	3.7m x 2.0m	Timber floor, hot press (shelved)
Bathroom:	2.0m x 2.0m	Fully tiled, bath, w.c., w.h.b., shower over bath



OUTSIDE:

There is a lawn and parking area to the front of the property, where a side gate leads to an attractive and enclosed rear garden with a patio and large garden shed, a suntrap from afternoon until sundown.



SERVICES AND FEATURES:

Oil Fired Central Heating
Climate App Controlled Heating System
Double Glazed Windows And Doors
Mains Water
Mains Sewage
Eir Fibre Broadband
Smart Storage Under Stairs Unit
Stira To Floored & Shelved Attic
Property Extends To: 93m²
Built: 2000



BER DETAILS:

BER C2

BER No. 104443254

Energy Performance Indicator: 197.03kWh/m²/yr



A.M.V. €159,000

QUINN PROPERTY

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053 94



DIRECTIONS:

From Kilmuckridge take the Gorey road (R742). After 500m Tinteskin Close is on the right hand side. On entering the development, No. 5 is located on the left hand side with **QUINN PROPERTY** signboard.

**This Property Is An Ideal Family/Starter Or Holiday Home
Viewing Is Highly Recommended & By Appointment Only**

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25



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