Ref: 8711

'TIG NA MOLADH' KNOCKAVOTA, GOREY, CO. WEXFORD Y25 W6T2

BER B2

QUINN PROPERTY

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Excellent Four Bedroom Bungalow Set On A Spacious C. 0.75 Acre Elevated Site For Sale By Private Treaty

LOCATION & DESCRIPTION:

Located just 3km from the heart of Gorey Main Street and within close proximity to Kilanerin, this superb property enjoys an enviable setting that truly offers the best of both worlds. Positioned on the outskirts of Gorey, it benefits from easy access to an excellent selection of schools, restaurants, shops, cafés, pubs and award-winning hotels, along with an array of leisure amenities.

Dublin is easily accessible with an approximate one-hour commute, while excellent transport links are available via Wexford Bus, Bus Éireann and Gorey Train Station. This excellent location combines everyday convenience with a relaxed country lifestyle, making it an excellent choice for those seeking comfort, space and connectivity in equal measure.

Presented in immaculate condition throughout, the property is introduced by a bright and welcoming hallway that sets the tone for the generous accommodation within. Off the hallway lies a comfortable sitting room featuring an open fireplace, conservatory while the fully fitted kitchen/lounge/dining area enjoys views over the garden and surrounding countryside. The property comprises of four spacious bedrooms, two of which benefit from an en-suite, in addition to a family bathroom. A standout feature is the extensive floored attic, accessed via a stira staircase, offering excellent potential to further extend the living accommodation, subject to the relevant planning permission.

Entrance Hall:	2.4m x 2.9m	Carpet flooring, coving
Inner Hall:	2.0m x 11.2m	Carpet flooring, coving, hotpress
Sitting Room:	4.1m x 4.6m	Laminate flooring, coving, open fire
Kitchen/Dining/ Living Room:	4.2m x 4.7m 4.2m x 5.5m	Tiled flooring, coving, solid fuel stove, fully fitted kitchen with units at eye and waist level, free-standing island, fridge-freezer, electric oven, dishwasher, extractor fan, gas hob, tiled splashback
Sun Room:	3.8m x 4.1m	Tiled flooring, vaulted ceiling, French doors
Utility Room:	2.8m x 2.7m	Tiled flooring, fitted units, tiled splashback, washing machine and dryer, door to rear
W.C.:	1.5m x 1.3m	Tiled flooring, W.C., W.H.B.
Family Bathroom:	2.3m x 4.1m	Fully tiled, jacuzzi bath, W.C., W.H.B., shower, recessed lighting
Bedroom 2:	4.1m x 4.1m	Laminate flooring
Bedroom 3:	4.1m x 4.1m	Laminate flooring
En-Suite:	1.0m x 2.6m	Tiled flooring, W.C., W.H.B., electric shower
Master Bedroom:	4.1m x 4.9m	Carpet flooring, coving, fitted wardrobe
En-Suite:	2.9m x 1.2m	Tiled, coving, W.C., W.H.B., electric shower
Bedroom 4:	3.9m x 4.5m	Carpet flooring

OUTSIDE:
This property is situated on an elevated, spacious C. 0.75 acre site surrounded by mature hedgerows and beautifully maintained lawns. The property benefits from a detached garage and a large hardcore driveway that extends around the residence.

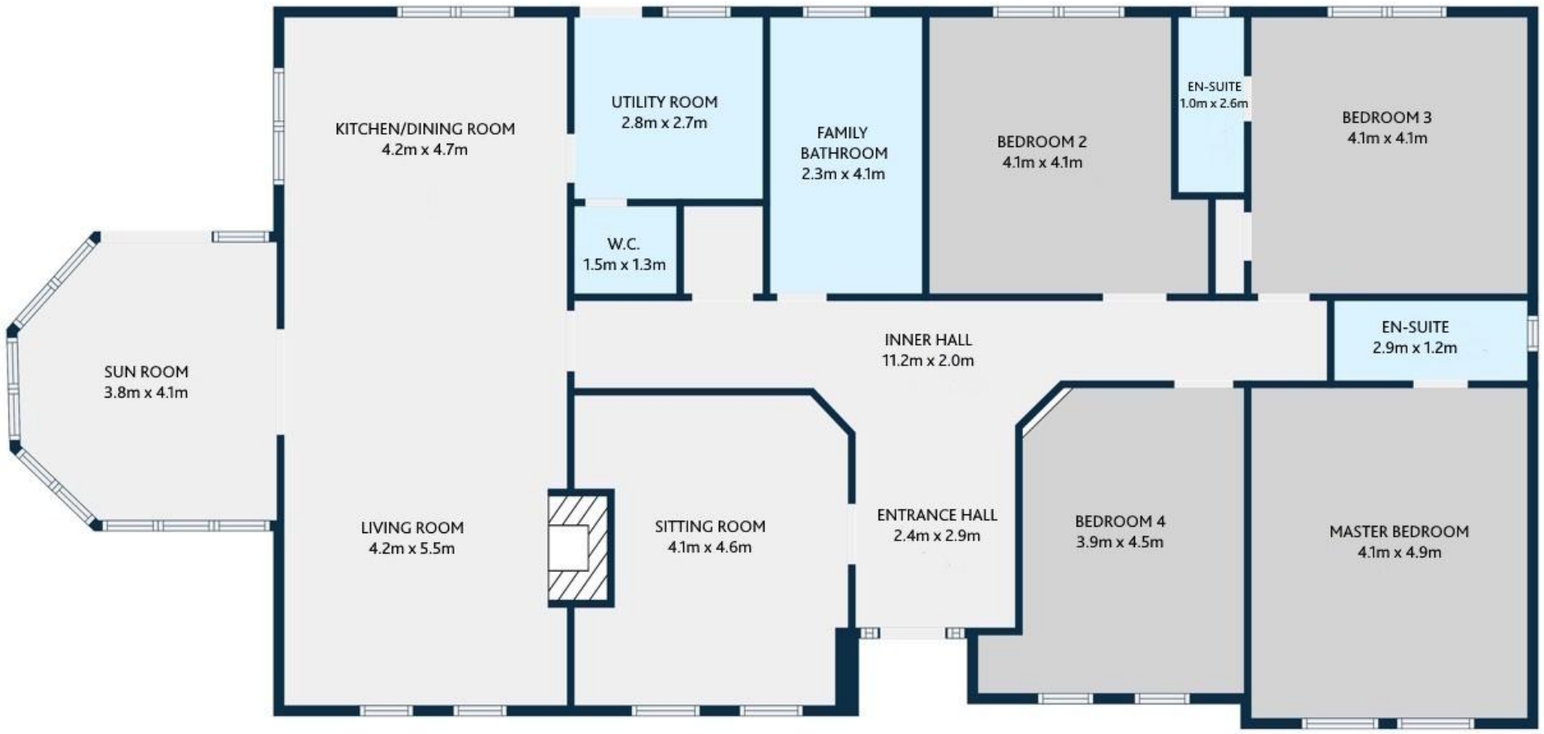
SERVICES AND FEATURES:
Private Well
Septic Tank
Oil Fired Central Heating
Manicured Lawn
Detached Garage 4.0m x 7.0m
Property Extends To: 201 m²
Built: 2010

BER DETAILS:
BER: B2
BER No.: 107328189
Energy Performance Indicator: 115.97 kWh/m²/yr

Exceptional Four Bedroom Family Home In A Highly– Sought After Location

Early Viewing Recommended

A.M.V. €565,000



TOTAL: 201 m2
1st floor: 201 m2
EXCLUDED AREAS: WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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