

Ref: 8852



BALLINAMONA, BALLYCANNEW, GOREY, CO. WEXFORD Y25 CD83



QUINN PROPERTY

www.quinnproperty.ie

Charming Three Bedroom Bungalow On A Substantial C.2.4 Acre Site For Sale By Private Treaty

LOCATION & DESCRIPTION:

Quinn Property are delighted to present this charming bungalow to the market. Ideally located just 1km from the vibrant village of Ballycanew, the property enjoys convenient access to a wide range of every day amenities. Ballycanew is a thriving community offering a host of local services including a primary school, churches, community centre, two supermarkets, a filling station, garage, hair salon and takeaway outlets.

Gorey town is located 6km from the residence and provides an excellent selection of educational facilities at primary, secondary, post-Leaving Certificate and adult levels, including Educate Together and a Gaelscoil. Gorey also boasts an impressive array of restaurants, shops, pubs, and award-winning hotels, along with an abundance of leisure amenities such as beautiful sandy beaches, golf courses, and swimming and leisure centres. Positioned ideally for commuting, Wexford Town is approximately 30 minutes away, Enniscorthy just 20 minutes, and Dublin accessible within approximately one hour.

Set back from the main road, this property sits on a generous C. 2.4 acre site, enjoying beautiful views of the surrounding countryside. With the added advantage of two separate entrances from the main road, the property offers excellent potential for the creation of an additional site, subject to the appropriate planning permissions. Accommodation of the residence includes an entrance hall, sitting room, kitchen, with living/ dining room, three well proportioned bedrooms, a family bathroom and adjoining garage. While the property would benefit from some upgrading and modernisation, it offers an excellent opportunity for a purchaser to create and personalise a truly charming residence to their own taste.

Accommodation extends to C. 114m² and comprises as follows:

Entrance Hall:	4.7m x 5.7m	Carpet flooring, storage cupboard
Sitting Room:	3.9m x 3.6m	Carpet flooring, built-in cupboards
Living Room:	5.0m x 3.6m	Linoleum flooring, built-in cupboards, tiled fireplace with a solid fuel stove and electric stove.
Kitchen:	2.1m x 3.5m	Linoleum flooring, built in units, tiled splashback, fridge-freezer, electric cooker, door to rear garden
Bedroom 1:	3.4m x 4.1m	Carpet flooring
Bedroom 2:	3.4m x 3.4m	Carpet flooring, built in wardrobe
Bedroom 3:	3.4m x 3.3m	Carpet flooring
Bathroom:	2.1m x 2.1m	Linoleum flooring, W.C., W.H.B., electric shower, tiled walls
Garage:	8.3m x 3.3m	





OUTSIDE:

Set on approximately 2.4 acres of mature, well-maintained gardens, this property offers a natural and appealing charm. The grounds are bordered by established hedgerows and complemented by a variety of mature trees and shrubbery. A generous gravel driveway sweeps up to and around the house, providing ample parking and easy access of access.



SERVICES AND FEATURES:

Mains Water
Septic Tank
Solid Fuel Heating
Built: 1963
Property Extends C. 114m²



BER DETAILS:

BER: F
BER No.: 119245876
Energy Performance Indicator: 387.94kWh/m²/yr



Delightful Three-Bedroom Bungalow On A Generous C. 2.4 Acre Site

A.M.V. €325,000

Ground Floor



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.