

Ref: 8341

'SHANDRUM', KILLENAGH, GOREY, CO. WEXFORD Y25 AP22



BER C

QUINN PROPERTY
www.quinnproperty.ie

Impressive Four Bedroom Detached Bungalow On C. 0.5 Acres Of Mature Grounds For Sale by Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming, four-bedroom detached residence to the market. Ideally located and just a short distance from Killenagh with pub and bar, 4km from Ballycanew, 5km from Ballygarrett, 7.5km from Cahore and 10km from Gorey and a comfortable hours' commute to south Dublin. This property enjoys a tranquil countryside setting while remaining only minutes from surrounding vibrant local villages, sandy beaches and various services. Ballycanew offers amenities to include shops, pubs and primary school with Gorey offering a wider range to include shops, pubs, restaurants, pubs, primary and secondary schools, daily commuter services and GAA and sporting facilities.

Nestled in a peaceful countryside setting, this delightful property sits on C. 0.5 acres of mature and beautifully maintained grounds enjoying beautiful views of the surrounding countryside. This property truly is a peaceful retreat, providing an idyllic escape from the hustle and bustle of everyday life.



Accommodation briefly comprises of an entrance hall, sitting room, kitchen with separate dining / living room, four well-proportioned bedrooms, ensuite and a family bathroom. This property offers an excellent opportunity for a purchaser to create and personalise a truly charming residence to their own requirements.

The accommodation extends to C.123m² and comprises as follows:

Entrance Hall:	3.2m x 8.1m	Tiled flooring.
Sitting Room:	4.7m x 3.9m	Laminate flooring, fireplace with brick surround and Stanley stove.
Dining / Living Room:	5.8m x 3.3m	Tiled flooring, fitted units at waist and eye level, dual-aspect.
Kitchen:	3.3m x 3.3m	Tiled flooring, fitted units at waist and eye level, tiled splashback, plumbed for washing machine and dishwasher, doo to rear garden.
Bedroom One:	2.7m x 2.7m	Carpet flooring, fitted wardrobe.
Bedroom Two:	2.9m x 2.7m	Carpet flooring, fitted wardrobe.
Bedroom Three:	3.0m x 3.8m	Carpet flooring, fitted wardrobe.
Master Bedroom:	4.2m x 3.3m	Carpet flooring, fitted wardrobes, ensuite.
Ensuite:	1.7m x 1.5m	Fully tiled, electric shower, W.C., W.H.B.
Family Bathroom:	3.3m x 2.8m	Fully tiled, bath, electric shower, W.C., W.H.B.





OUTSIDE:

Offering beautifully maintained and mature gardens, this attractive property enjoys a wonderful sense of space and natural charm. Boasting mature boundaries, the grounds offer a high degree of privacy and seclusion. A concrete driveway sweeps around the property, providing convenient access and generous parking space. Extensive lawns extend to both the front and rear, complemented by a variety of mature trees, shrubs and established planting, creating a picturesque outdoor setting.



SERVICES AND FEATURES:

Mains Water
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 123m²
Built: 1999



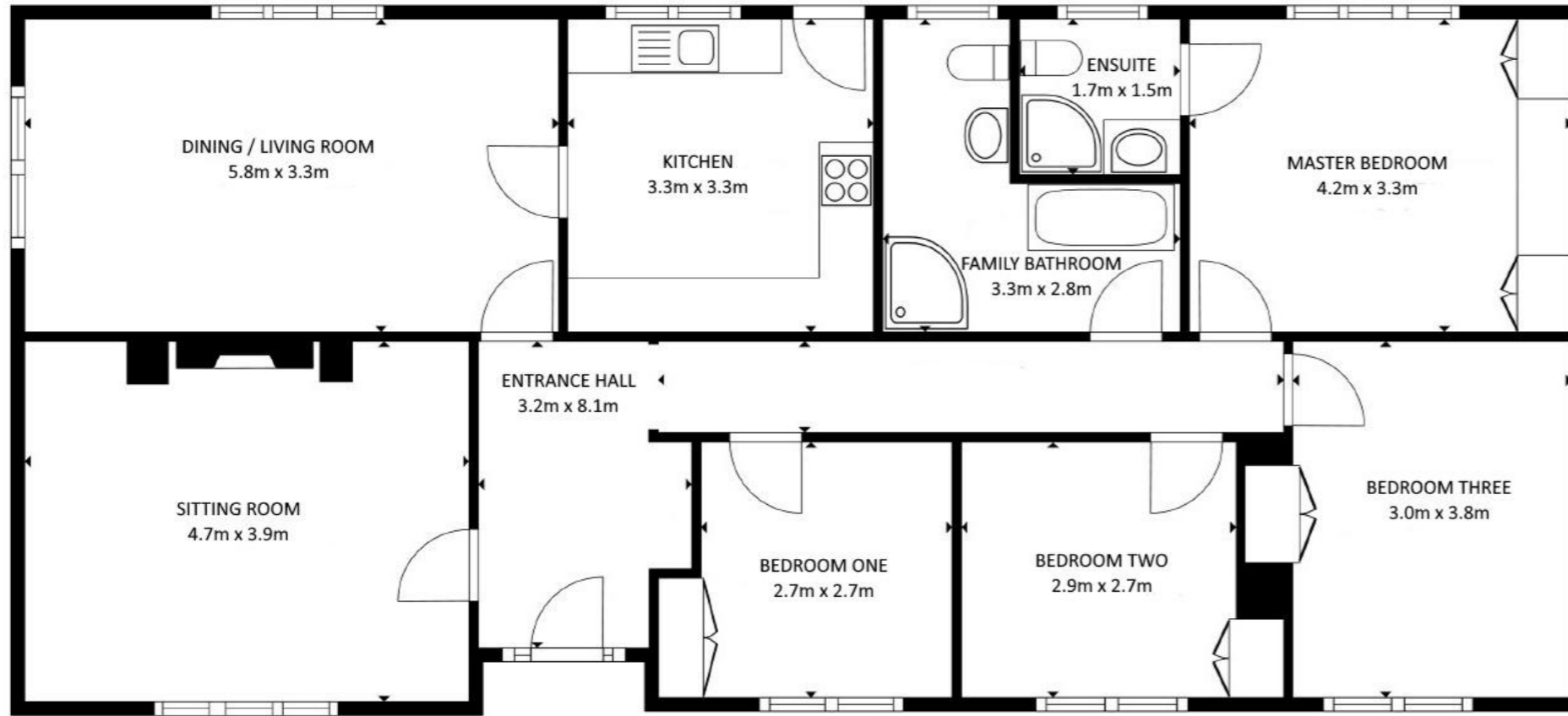
BER DETAILS:

BER: C
BER No.: 105575468
Energy Performance Indicator: 198.27 kWh/m²/yr



Peaceful Countryside Living In Close Proximity To The Coast - Early Viewing Advised

A.M.V. €365,000



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 127.1 m²
TOTAL : 127.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

