

Ref: 7360

RAHEENDUFF, GOREY, CO WEXFORD Y25 X568



BER D2

QUINN PROPERTY

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A DELIGHTFUL 3/4 BEDROOM BUNGALOW WITH STUNNING VIEWS ON C. 0.5 ACRE SITE

For Sale By Private Treaty



QUINN PROPERTY are delighted to introduce this charming bungalow to the market. Enjoying an excellent location in the heart of County Wexford, it benefits from stunning views of the surrounding countryside and is on the outskirts of Raheenduff village with local shop and pub. It is 1km from Kilnamanagh primary school, 3km from Oulart with primary school, shop, pub and church and 8km from Kilmuckridge village with a good selection of amenities to include hotel, shops, pubs, primary and secondary schools, churches and the 'blue flag' Morriscastle Beach.

The property is just 1km off, the main Gorey to Wexford road, (the R741), 20km south of Gorey, 24km north of Wexford town, 12km south of Ballycanew and 10km from a choice of excellent golden sandy beaches. South Dublin is just over an hour's drive.



Extending to c. 100m², the open plan kitchen/living/dining room is the centrepiece of this property. This triple aspect space benefits from an abundance of natural light and enjoys spectacular views across the surrounding countryside towards Tara Hill. The residence is in very good condition and is presented beautifully with accommodation comprising as follows:



Entrance Hall:	4.2m x 0.8m	Tiled flooring
Inner Hallway:	3.9m x 0.9m & 4.0m x 1.0m	Tiled flooring, door to rear garden
Kitchen/Living/ Dining Room:	8.4m x 4.5m	Bright open plan room with a mixture of tiled and laminate flooring, fitted kitchen units at waist & eye level, electric cooker with gas hob, tiled backsplash, fridge freezer, washing machine, dishwasher, solid fuel stove, condenser tumble dryer, French doors to side, recessed lighting and vaulted ceiling
Bedroom 1:	3.8m x 2.5m	Carpet flooring
Bedroom 2/ Office:	2.7m x 2.3m	Carpet flooring
Bedroom 3:	3.7m x 3.4m	Carpet flooring, fitted wardrobes
Bedroom 4:	3.5m x 2.7m	Carpet flooring, fitted wardrobes
Bathroom:	3.8m x 1.4m	Tiled flooring, WC, WHB, bath with tiled surround, electric shower



OUTSIDE:

The property has attractive picket fencing to the front with pebble driveway and parking to the side and rear of the bungalow. There is also a large lawn area, flower beds, storage shed, trees and a partially built workshop to the rear. A concrete section that is accessed via patio doors from kitchen/living/dining area would make the perfect entertainment/barbeque area.



SERVICES AND FEATURES:

Oil Fired Central Heating
Private Water
Septic Tank
Solid Fuel Stove
Partially Built Workshop
Storage Shed
Property Extends To: 100m²
Built: 1900's



BER DETAILS:

BER: D2
BER No. 112262530
Energy Performance Indicator: 299.48 kWh/m²/yr

This Is The Perfect First Time Buyer/Retirement
Home And/Or Tranquil Retreat In The Country.
Viewing Is By Appointment Only

A.M.V. €240,000





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