

Ref: 8966



BALLYFAD, GOREY, CO. WEXFORD Y25 H2K3

BER C3

QUINN PROPERTY

www.quinnproperty.ie

Exceptional Four Bedroom Residence On A Substantial C. 1.1 Acre Site For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exquisite four-bedroom detached residence to the market. Set amidst the scenic countryside of Ballyfad, just a short drive from Coolgreany, this impressive home enjoys close proximity to a variety of recreational and leisure amenities. Coolgreany village offers convenient everyday facilities including a shop, pub, primary school and GAA grounds.

Located in the charming village of Ballyfad, the property occupies an elevated site boasting breathtaking views across the North Wexford and South Wicklow coastline. Ballyfad itself provides a welcoming community atmosphere with amenities such as a church, village shop, community centre, and access to the beautiful woodland walks and trails of nearby Ballyfad Wood.

Ideally positioned just 13km north of Gorey, with its extensive range of shops, restaurants, schools, and services, and 10km south of Arklow, the property also benefits from easy access to the M11 at Tinnock Roundabout. This ensures a comfortable commute of approximately 45 minutes to South Dublin and just 30 minutes to Wexford Town. The stunning Wexford coastline is also only 10km away, offering a superb selection of beautiful sandy beaches to enjoy year-round.

Set on a generously sized private plot, this beautifully maintained home features landscaped gardens, a large driveway, and uninterrupted views of the surrounding countryside and coastline.

Presented in immaculate condition throughout, this property welcomes you with a bright entrance hall and an open-plan kitchen/dining enjoying stunning views of the surrounding gardens, ideal for family living and entertaining. The stylish kitchen is filled with natural light, fully fitted with high-end appliances, granite countertops, and French doors opening to the rear garden for seamless indoor-outdoor living. A formal living room with feature fireplace offers a cozy retreat, while the four spacious bedrooms enjoy beautiful views of the surrounding landscape.

Approached via a sweeping tarmac driveway extending to the front and side of the residence, this impressive property offers an exceptional sense of space and privacy. Set on a beautifully maintained site of C. 1.1 acres, the grounds are meticulously landscaped with an abundance of mature trees and a diverse variety of shrubbery. A substantial cobble lock patio area provides the perfect setting for outdoor entertaining and al fresco dining, all while enjoying the breathtaking coastal and countryside views.



SERVICES AND FEATURES:

Private Water
Septic Tank
Oil Fired Central Heating
Property Extends to C. 207m²
Built: 2003
Alarmed

BER DETAILS:

BER: C3
BER No.: 119339497
Energy Performance Indicator: 215.56 kWh/m²/yr



Entrance Hall: 6.0m x 10.0m Solid oak flooring, coving, double doors to living room, hotpress, access to attic.

Living Room: 5.1m x 5.1m Solid oak flooring, bay window, coving, open fire with feature marble surround.

Kitchen / Dining Room: 6.4m x 8.4m Tiled flooring, open plan design, fitted oak units at waist and eye level, integrated Zanussi coffee maker, double electric ovens, microwave, electric hob and Beko dishwasher, extractor fan, fridge-freezer free standing island, granite worktop, granite tiled splashback, coving, recessed lighting, living and dining space with solid oak flooring, French doors to rear garden, vaulted ceiling.



Utility Room: 2.1m x 2.7m Tiled flooring, fitted units, sink, washing machine, dryer, tiled splashback, coving, door to side to cobble lock patio.

Bedroom 1: 4.3m x 4.2m Oak flooring, coving, built in shelved wardrobe.

Ensuite: 2.7m x 1.0m Tiled flooring, W.C., W.H.B., electric shower, heated towel rail.



Bedroom 2: 4.3m x 4.3m Oak flooring, coving.

Bedroom 3: 2.0m x 3.0m Oak flooring, coving.

Bedroom 4: 3.7m x 4.3m Oak flooring, coving, fitted wardrobe.

Bathroom: 1.9m x 2.9m Fully tiled, jacuzzi bath, W.C., W.H.B., electric shower, coving, heated towel rail.



Outstanding Four Bedroom Residence On C. 1.1 Acres Of Beautifully Maintained Gardens With Scenic Coastal And Countryside Views

A.M.V. €600,000



Total area: approx. 206.2 sq. metres



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.