

Ref: 7281

BALLYMURRAGH, WELLS, GOREY, CO. WEXFORD Y25 K235



BER C1

QUINN PROPERTY

www.quinnproperty.ie

Stunning 4/5 Bedroom Country House, With Detached Garage, On C. 0.6 Acre Mature Site For Sale By Private Treaty





QUINN PROPERTY are delighted to present this stunning family residence in an outstanding location at Wells, Gorey. Enjoying an idyllic country setting, the house is conveniently close to Ballyedmond, Monamolin and Kilmuckridge. Ballyedmond has a convenience store and post office, Monamolin has primary school, shop, pub, church and sporting facilities, while Kilmuckridge offers a good range of shops, primary and secondary schools and sporting facilities.

One is spoiled for choice when it comes to superb sandy beaches, as a short drive will take you to Morristcastle, Ballinesker Blackwater & Curracloe. Other amenities close-by include the renowned Wells House & Gardens with acres of enchanting woodlands, including fairy & Gruffalo walks, animal farm, and childrens' playground.

The property is equidistant from Wexford, Enniscorthy and Gorey Towns (20 mins approx. by car), while the N/M11 is a short car journey, allowing for easy access to Dublin and further afield.

DESCRIPTION:

From the moment you enter the electric wrought iron gates, one is immediately captured by the beautifully maintained grounds that are bounded by well-established hedging and showcase mature trees, extensive lawn area with attractive water feature, an abundance of shrubberies and discreet nooks and crannies, including a stream. A concrete avenue leads to the house where a pebble stone driveway offers ample car parking space.



Stepping into this lovely home, a large hallway welcomes you into modern and stylish décor that the current owners have created. Flooded with light, it boasts spacious and bright accommodation. The use of highly polished tiles throughout the ground floor creates a sleek, mirror-like surface that amplifies the spaciousness, while floor to ceiling windows and sliding doors in the sun room quite literally bring nature into your living area. A beautiful patio area extending from the sun room creates a 'wow' factor where there is also a bespoke barbeque feature, the perfect entertainment and relaxation spot, taking in the wonderful views of the lush countryside.

The second floor attic space has two rooms, one of which has been converted into a surprise 'chill out' area where you can relax with the TV, comfortable seating and even a bar.

Constructed in 2006, accommodation extends to 266.8m² and briefly comprises of entrance hall, living room, kitchen/dining room, sun room, sitting room, utility, back hall and WC on the ground floor, with four bedrooms, two en-suite and family bathroom on the first floor and two attic rooms on the second floor.

Ground Floor:

Entrance Hall:	4.57m x 3.28m	Chequered tiled flooring, wall panelling, feature stair case to first floor
Sitting Room:	4.57m x 4.13m	Carpet flooring, Marble fire surround, coving
Kitchen/ Dining Room:	3.61m x 7.51m	Ceramic tiled flooring, fitted kitchen with high gloss waist and eye level units, Granite work top, integrated gas hob, electric oven, microwave, Island, extractor fan, tiled splashback, recessed lighting. Open plan extending to sunroom & living room
Sun Room:	5.63m x 5.55m	Ceramic tiled flooring, floor to ceiling windows and double sliding doors to attractive patio area
Living Room:	4.57m x 4.13m	Ceramic tiled flooring, feature fireplace with solid fuel stove
Back Hall:	2.96m x 1.19m	Ceramic tiled flooring, closet
Utility Room:	2.34m x 2.57m	Ceramic tiled flooring, shelving
W.C.	1.12m x 2.84m	Fully tiled flooring, W.C., W.H.B.

First Floor:

Landing:	5.92m x 2.05m	Red Deal Timber flooring, wall panelling, walk-in shelved hot press
Bedroom 1:	3.31m x 4.60m	Red Deal Timber flooring, double windows
En-Suite:	1.75m x 2.25m	Half tiled/half wallpaper, corner shower, WC, WHB, heated towel rail
Walk-In-Wardrobe:	1.78m x 2.40m	Shelved
Bedroom 2:	3.27m x 4.10m	Red Deal Timber flooring
En-Suite:	1.20m x 2.53m	Fully tiled, WC, WHB, shower
Bedroom 3:	3.58m x 3.54m	Red Deal Timber flooring
Bathroom:	2.27m x 3.17m	Fully tiled, WC, WHB, heated towel rail, shower, vanity unit
Bedroom 4:	2.92m x 5.0m	Red Deal Timber flooring



Second Floor:

Landing:	1.62m x 3.03m	carpet
Attic Room 1:	4.13m x 5.13m	Velux Window
Attic Room 2:	4.13m x 4.17m	Velux Window

BER DETAILS:

BER: C1

BER No. 109143321

Energy Performance Indicator: 165.8 kWh/m²/yr





Outside a large detached garage with double doors offers ample storage, while the adjoining greenhouse creates a valuable place for growing year round plants, herbs and/or vegetables.

SERVICES & FEATURES

Oil Fired Central Heating

Private Well

Septic Tank

CCTV

Electric Gates

Idyllic Country Location.

Mature Gardens

Detached Garage 6.7 x 4.6m

Green House 2.7m x 1.5m

Extensive Grounds

Large Patio

Property Extends To : 266.8m²

Built: 2006

A.M.V. €520,000

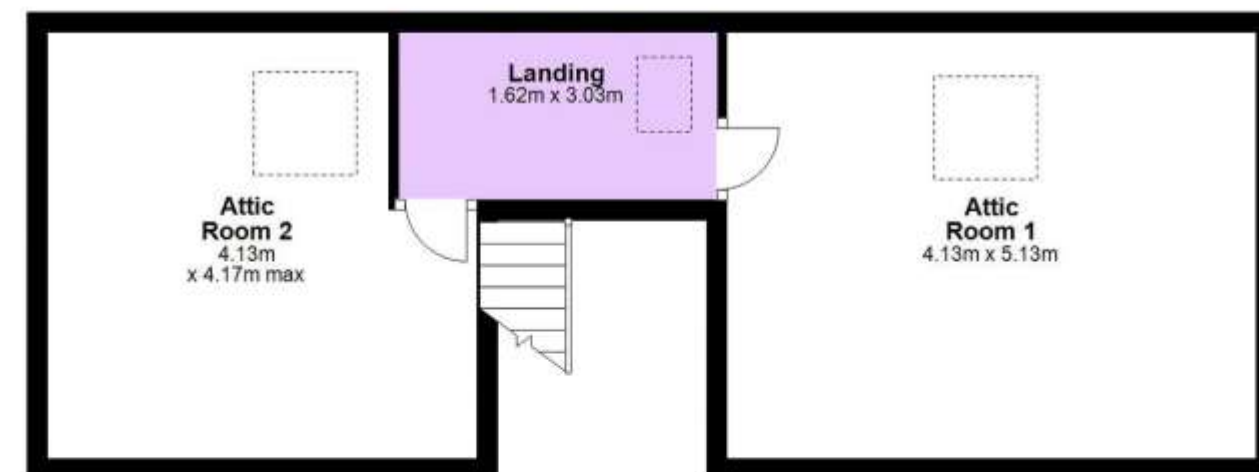
Ground Floor



First Floor



Second Floor



Total Area: Approx. 266.8 m²

QUINN PROPERTY

www.quinnproperty.ie

Corey: 053 94 80000

Email: sales@quinnproperty.ie

Carnew: 053 94 26234

Email: info@quinnproperty.ie



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.



26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020



34 Main Street, Carnew, Co. Wicklow Y14XW25