



For Sale By Private Treaty
"The Cottage", Gobbinstown, New Ross, Co. Wexford



For Sale By Private Treaty

“The Cottage”, Gobbinstown, New Ross, Co. Wexford

“The Cottage” Gobbinstown is an immaculately presented home of c.190sq m situated on the outskirts of Rathgarouge less than 2 miles from the N30 and a 10 minute drive to New Ross. The property has been extensively and sympathetically extended by its current owners to provide bright and spacious living accommodation arranged over two floors which includes a generously proportioned kitchen/ diner with bespoke Irish Elm kitchen furniture, livingroom, playroom, utility & guest w.c.. On the first floor there are 4 bedrooms (master with en suite shower room) family bathroom, study and hotpress. The house boasts many tasteful features including teak framed double glazed windows and oak flooring on the ground floor to name a few. Set on just over 0.6 acre of gardens with open views across the countryside. Viewing is highly recommended.

ACCOMMODATION:

Entrance hall 3m x 3m (9’8” x 9’8”) with oak floor and cloak press

Guest w.c.

Kitchen/ Diner 7.9 x 5.1m (25’9” x 16’7”) with range of hand crafted Irish Elm kitchen units, integrated appliances and oak floor

Livingroom 4.6m x 3.4m (15’ x 11’1”) with open fireplace and oak floor

Playroom 4.6m x 2.8m (15’ x 9’1”) with oak floor and door to porch

Utility room 3m x 3m (9’8” x 9’8”) with extensive storage and sink unit, doors to outside

1st Floor

Study 2.7m x 2.7 (8’8” x 8’8”)

Bedroom 1. 4m x 3.55m (13’1” x 11’6”) with built in wardrobes & en-suite shower room

Bedroom 2. 6.2m x 2.8m (20’3” x 9’1”)

Bedroom 3. 3.3m x 2.5m (10’8” x 8’2”)

Bedroom 4. 4m x 3m (13’1” x 9’8”) with built in wardrobes

Full bathroom

Hotpress



OUTSIDE: Sun deck, patio area, gravel driveway, cottage style gardens & orchard and potting shed

SERVICES: Mains electricity, own water, oil fired central heating & puraflo sewerage treatment system

DIRECTIONS: From New Ross take the N30 in the direction of Enniscorthy continue for approximately 7km take left at sign for Rathgarogue L4003 continue for 2km, turn left at church continue for 1km and the property is on your right hand side.

BER: C2 No: 110618105

VIEWING: By Prior Appointment Only

SELLING AGENT:



The Quay & Quay Street, New Ross, Co Wexford

Tel: 051 421226

Web: www.pnogorman.ie

PSRA No. 002262



The above particulars are issued by P.N.O'Gorman Ltd. On the understanding that all negotiations are conducted through P.N.O'Gorman. Every care is taken in preparing particulars which are issued for guidance and P.N.O'Gorman do not hold themselves responsible for any inaccuracies. The contents of this brochure shall not form the basis of any contract subsequently entered into.