

Ref: 7969

KILBEGNET, CASTLETOWN, GOREY, CO. WEXFORD Y25 VX76



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# EXQUISITE FOUR/FIVE BEDROOM HOME IN A SPECTACULAR SETTING

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce this exquisite chalet style home which is tucked away on a private road. It is situated right on the coast with access to Kilgorman Strand Beach from the property. There are breathtaking sea views as well as stunning countryside views towards Tara Hill. Castletown lies on the Wicklow/Wexford border and has a primary school and a church, while both Gorey (11km) and Arklow (14km) offer an array of amenities including secondary schools, restaurants, pubs, shopping centres, cinemas and much more. There are excellent daily commuter services in both Gorey and Arklow with Bus Eireann, Wexford Bus and the local train stations. South Dublin is a comfortable commute of 40 minutes.

This chalet style house is beautifully decorated, has double glaze windows and amazing views from all parts of the property. Accommodation briefly comprises of a living room, sun room, kitchen, four bedrooms, two of which have access to a 'Jack & Jill' ensuite, a family bathroom, plus a study or fifth bedroom. The property has been upgraded in recent years to include new bathroom wear. Accommodation is bright, airy and comprises as follows:



Hallway:	0.89m x 7.21m	Laminate flooring, beamed ceiling
Living Room:	3.28m x 5.73m	Laminate flooring, bay windows, wood burning stove
Sun Room:	2.69m x 7.41m	Tiled flooring, superb sea views, abundance of natural light, door to decking area
Kitchen/Dining Room:	4.29m x 2.43m	Laminate flooring, fitted waist high and eye level units, electric cooker, dishwasher, extractor fan
Bedroom 1:	5.14m x 3.05m	Carpet flooring
Inner Hallway:	2.40m x 1.19m	Carpet flooring
Bathroom:	4.29m x 1.42m	Linoleum flooring, W.C., W.H.B., electric shower, hot press
Bedroom 2:	4.29m x 2.36m	Carpet flooring
Bedroom 3:	4.29m x 2.02m	Carpet flooring, fitted wardrobes
Bedroom 4:	3.28m x 2.70m	Carpet flooring, fitted wardrobes
Jack & Jill En-Suite:	1.77m x 1.91m	Linoleum flooring, W.C., W.H.B., shower, heated towel rail
Study/Bedroom 5:	2.0m x 3.05m	Carpet flooring, fitted wardrobes, sea views, door to sun room







### OUTSIDE:

Approached via a hardcore driveway, there is a paved area to one side of the house providing ample parking space. There is a wonderfully spacious garden with mature trees and hedging, and direct access to the beach. The home features spacious decking areas on both sides, providing ideal spots for outdoor entertaining and alfresco dining throughout the day.



### SERVICES AND FEATURES:

- Exposed beams
- Electric heating
- Beach access
- Double glazed windows
- Mature trees and hedges
- Flower beds
- Storage Sheds



### BER DETAILS:

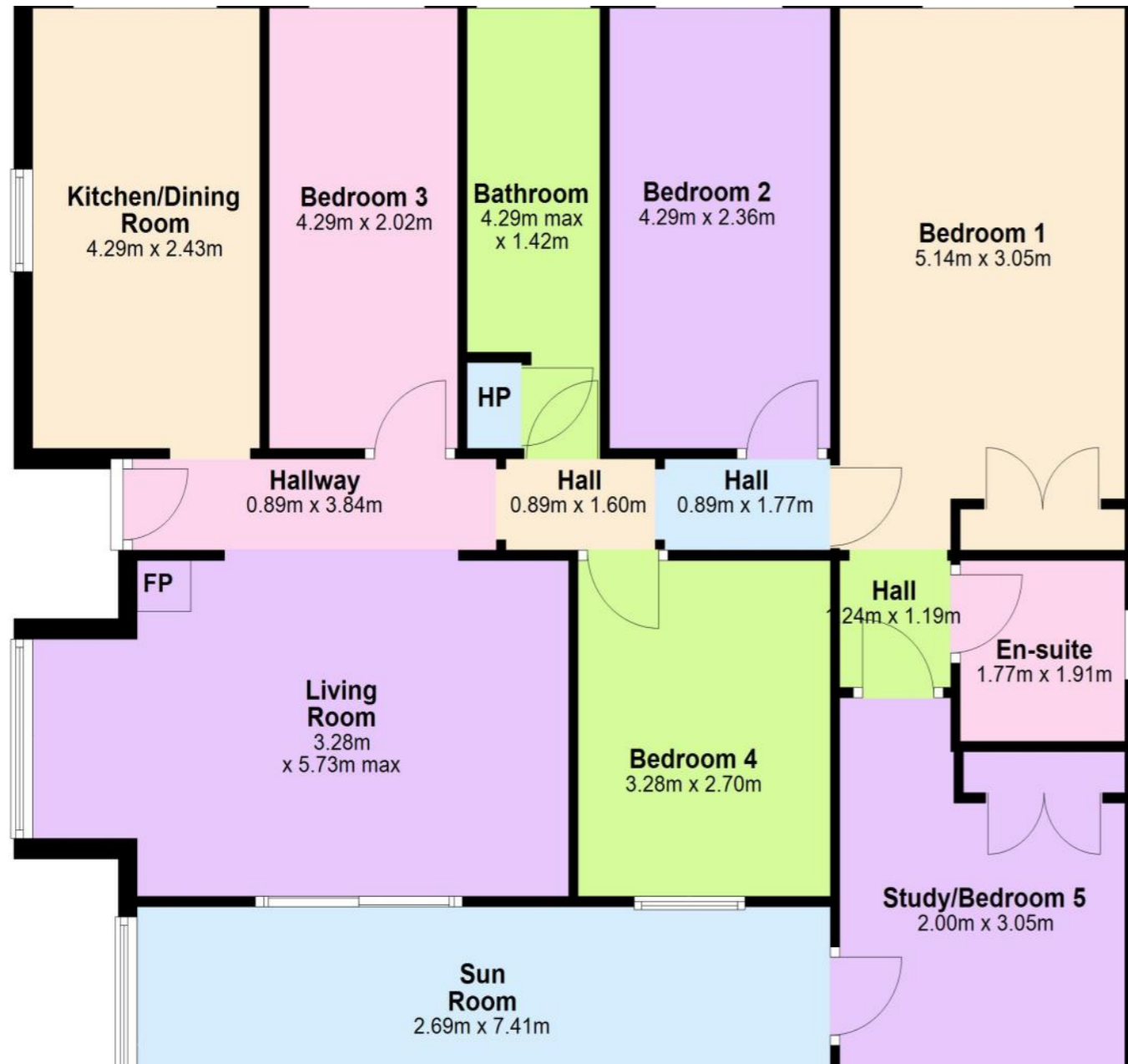
BER:  
BER No.  
Energy Performance Indicator: xxx kWh/m<sup>2</sup>/yr



A Wonderful Opportunity To Acquire A Seaside Property with Beach Access

A.M.V. €525,000





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