

Ref: 8348

BALLINLOW, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 A034



BER C1

**QUINN PROPERTY**  
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# Most Attractive Three/Four Bedroom Dormer Bungalow With Mature And Spacious Gardens For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are proud to present to market this charming and spacious residence, ideally located just 2km from the vibrant village of Kilmuckridge. Situated only 3km from the stunning coastline and the renowned Blue Flag beach at Morristcastle, this property enjoys all the benefits of a peaceful rural setting while remaining close to essential amenities. Kilmuckridge offers a wide range of local services including primary and secondary schools, supermarkets, shops, restaurants, pubs, a church, and a hotel — making it a thriving and convenient community.

A popular tourist destination, the area is also home to several beautiful beaches along the nearby coastline, including Ballyconnigar, Ballinesker, Curracloe, and Old Bawn. The property is well-positioned for commuters, with Wexford Town just 28km away, Enniscorthy 22km, Gorey 23km, and South Dublin accessible within approximately 90 minutes.

Set on approximately 0.5 acres, this spacious bungalow offers generous living accommodation both inside and out. The ground floor comprises a welcoming sitting room, two well-proportioned bedrooms, a large open-plan kitchen/dining/living area, a utility room, a family room, and a guest W.C. Upstairs, you'll find a bright and spacious master bedroom along with a large family bathroom. This thoughtfully laid-out home provides ample space for comfortable family living, with flexible rooms ideal for both relaxation and entertaining.

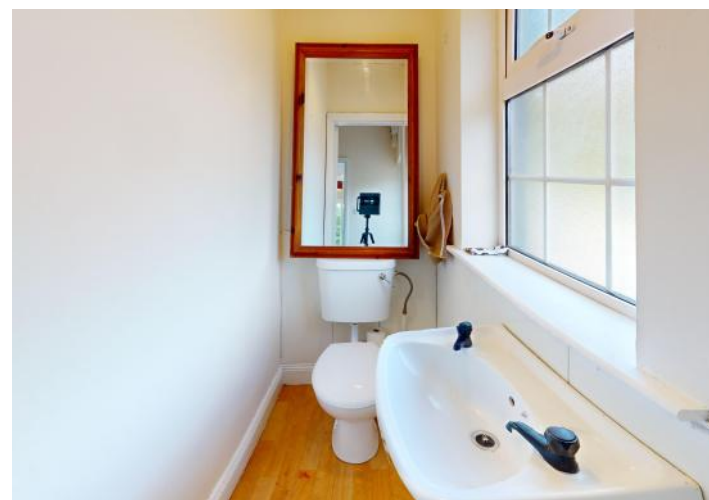
## OUTSIDE:

The property, is approached via a gravel driveway which extends around the house and offers ample parking. Mature shrubbery surrounds the property, offering a wonderful sense of privacy and seclusion, while enhancing the natural beauty of the grounds. Lush lawns to the front and rear provide generous outdoor space, ideal for gardening enthusiasts to create their own private sanctuary.

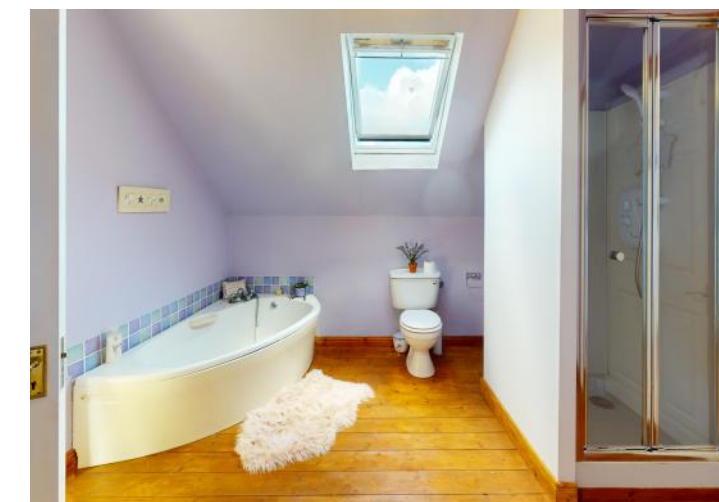
To the rear, steps lead up to a gravel footpath and an elevated lawn area — a perfect setting for outdoor entertaining, summer barbecues, or simply relaxing in the fresh country air.







Entrance Hall:	4.0m x 1.5m	Carpet flooring
Hall:	7.0m x 8.0m	Carpet flooring
Sitting Room:	5.3m x 4.2m	Carpet flooring, feature fireplace with open fire, bay window
Family Room/ Bedroom 4:	5.4m x 3.1m	Linoleum flooring, sliding door to rear garden
Utility Room:	2.6m x 1.7m	Linoleum flooring, door to rear garden
W.C.:	1.4m x 0.9m	Linoleum flooring, W.C., W.H.B.
Hotpress:	1.6m x 0.5m	Abundance of Shelving
Bedroom 2:	3.6m x 3.0m	Linoleum flooring, pleasant garden views
Bedroom 3:	3.5m x 3.2m	Linoleum flooring, pleasant garden views
Kitchen:	3.4m x 3.2m	Laminate flooring, fitted waist high and eye level units, integrated dishwasher, Rangemaster double oven (electric), breakfast bar
Dining Room:	4.4m x 4.2m	Laminate flooring, sliding doors to garden, abundance of natural light
Living Room:	4.4m x 4.3m	Laminate flooring, bay window
Landing:	3.7m x 2.8m	Carpet flooring, pleasant garden views
Bedroom 1:	6.7m x 3.7m	Timber flooring, dual aspect
En-Suite:	2.0m x 1.6m	Linoleum flooring, W.C., W.H.B., electric shower
Bathroom:	3.7m x 3.4m	Timber flooring, W.C., W.H.B., bath, electric shower
Walk in Wardrobe	4.9m x 1.8m	Timber flooring



#### SERVICES AND FEATURES:

- Mains Water
- Septic Tank
- Oil Fired Central Heating
- Built 1995
- Property Extends to c. 190 m<sup>2</sup>
- Spacious Garden

#### BER DETAILS:

BER: C1  
BER No.118711407  
Energy Performance Indicator: 173.46 kWh/m<sup>2</sup>/yr

A Fantastic And Versatile Family Home Offering Generous Space Throughout, Perfectly Suited To A Growing Family's Needs.

A.M.V. €380,000





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.