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'TAOBH COILLE', BARNLANDS, GOREY, CO. WEXFORD, Y25 A9C0

BER B2

QUINN PROPERTY

www.quinnproperty.ie

Superb Four Bedroom Residence With Detached Garage On C. 0.6 Acres of Mature & Landscaped Grounds For Sale By Private Treaty





LOCATION:

The property is conveniently situated less than 5km from Gorey and within easy reach of the M11 at Junction 22. This property is sure to appeal to many with its easy commute of forty five minutes to South Dublin. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station.

The Barnlands area, locally known as 'The Rock', is a popular and highly sought-after address. The immediate vicinity offers a range of services to include Community Centre, gym, hair salon, equestrian school and GAA club with walking facilities.

The wider Gorey area offers a vibrant array of amenities to include boutique shopping, award winning hotels, bars and restaurants, sandy beaches, Golf Clubs, GAA and soccer clubs and hiking trails. There is an excellent selection of pre-school, primary and secondary schools nearby.

DESCRIPTION:

QUINN PROPERTY are delighted to bring this fine country residence with detached garage to the market which was extensively renovated and redecorated in 2021 to an extremely high standard. Located in a private setting, this delightful family home is a haven of tranquillity, perfectly positioned to enjoy the stunning woodland backdrop.

The residence sits on approximately 0.6 of an acre where a feature stone walled entrance gives way to a tarmac driveway leading up to and around the house. The grounds are well maintained with mature boundaries, lawns and trees affording complete privacy and added shelter.

Constructed in 2001, this beautiful residence extends to C. 193m² (2,077 sq. ft. approx.) over two floors and is laid out to optimise space and functionality with attention to detail evident throughout. The house carries an impressive B2 energy rating, ensuring exceptional energy efficiency and year-round comfort, making it a smart choice for the discerning homeowner. This property presents a unique opportunity for the new owners to relocate to a highly desirable location, offering numerous benefits and a superior lifestyle.

Accommodation is, bright, airy and beautifully presented. It comprises as follows:

Ground Floor:

Entrance Hall:	6.0m x 2.7m	Laminate flooring, recessed lighting, stairway to first floor, understairs storage
Living Room:	5.0m x 4.5m	Carpet flooring, feature cast iron mantelpiece with open fire, electric stove, bay window
Kitchen/Dining Room:	8.7m x 4.5m	Laminate flooring, bay window, feature brick fire place with solid fuel stove (back boiler), fitted kitchen units, extractor fan, dishwasher, electric cooker, quartz countertop, recessed lighting, island, French doors to conservatory
Utility Room:	2.7m x 2.1m	Tiled flooring, fitted units, washing machine, dryer, door to rear garden
Sun Room:	5.4m x 3.6m	Laminate flooring, double doors to patio, recessed lighting, electric fire
Bedroom 4:	3.7m x 3.5m	Laminate flooring
Shower Room:	2.6m x 2.0m	fully tiled, WC, WHB, rainfall shower, heated towel rail



First Floor:

Landing:	4.9m x 2.6m	Carpet flooring
Master Bedroom:	4.9m x 4.5m	Carpet flooring, recessed lighting
Ensuite:	2.5m x 2.3m	Tiled flooring & walls, W.C., W.H.B., rainfall shower, heated towel rail, recessed lighting
Walk-in-Wardrobe:	1.8m x 2.0m	Carpet flooring
Bedroom 2:	3.9m x 4.5m	Carpet flooring, recessed lighting
Bedroom 3:	2.8m x 4.5m	Carpet flooring, recessed lighting
Bathroom:	2.2m x 2.7m	Tiled flooring & walls, W.C., W.H.B., bath with shower head, heated towel rail

OUTSIDE:

The exterior of the property is impeccably finished, featuring expansive green spaces to both the front and rear. The rear of the property also showcases a recently constructed patio area, creating the perfect alfresco retreat for dining, entertaining guests, or simply relaxing in the tranquility of nature.

Additionally, there is a large detached garage, which could easily be converted for a variety of uses, including as a workshop or additional living space.



SERVICES AND FEATURES:

Oil Fired Central Heating
Oil Fired/Condenser Boiler
'Joule' High Capacity Insulated Hot Water Tank
DAB Water Pressure Booster Pump
EV Charing Point
High Speed Fibre Broadband
Patio Area
Private Well
Private Sewage
Year Of Construction 2001
Floor Area: 193m²
South West Facing Rear Garden
Alarm

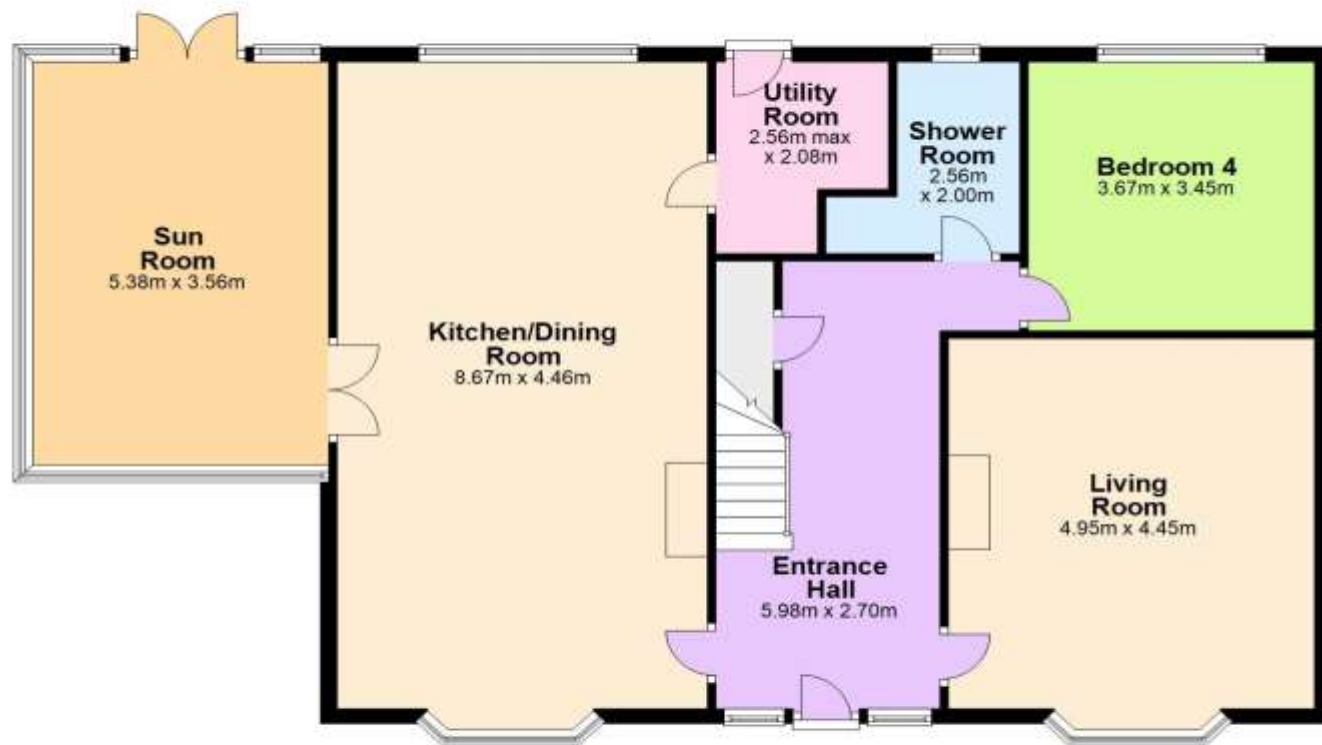
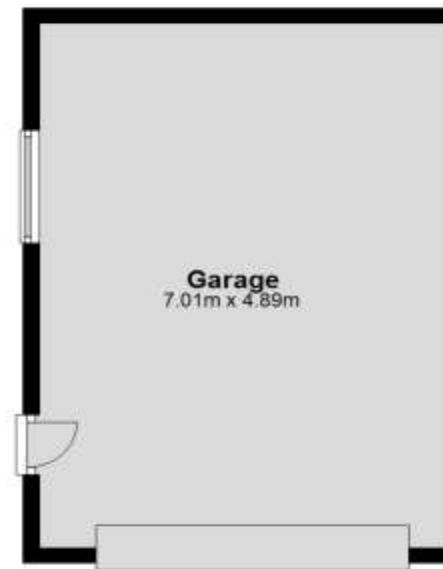
BER DETAILS:

BER: B2
BER No. 104147871
Energy Performance Indicator: 114.1kWh/m²/yr

A.M.V. €589,000



Ground Floor
Approx. 122.4 sq. metres



First Floor
Approx. 70.8 sq. metres



**The Perfect Family Home In Turn-Key Condition
Viewing Is Highly Recommended**



QUINN PROPERTY

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