



Ref: 8399

'LITTLE BRIDGE' MOUNT HOWARD, GOREY, CO. WEXFORD Y25 YX36

BER C3

QUINN PROPERTY

www.quinnproperty.ie

Stunning Refurbished Three Bed Country Cottage On C. 1 Acre Of Mature Gardens And Meadow For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming country cottage that has been lovingly upgraded and extended over the years and comes to the market in truly turnkey condition throughout.

This property is located 15 minutes' drive from Gorey mainline train station, with 7 trains daily into central Dublin and junction 23 of the M11. Situated 12km from Gorey Town & the M11 Motorway, 11km from the coast and Wexford's famous beaches including 'Curragloe', which was used to recreate the D Day landings in the opening scenes of Saving Private Ryan, with Tom Hanks. This area of North Wexford has much to offer with a wide range of leisure, sporting and cultural amenities (famous Wexford Festival Opera www.wexfordopera.com) on your doorstep. Gorey is a thriving town with a wide range of excellent quality shopping, both boutique and other as well as a great choice of pubs and restaurants.



Little Bridge Cottage offers spacious, bright & contemporary accommodation with three bedrooms, kitchen/dining & shower room. As the name suggests, Little Bridge Cottage is situated beside a stream which runs along the boundary of the property. The gardens are a particular feature with well stocked flower beds, including pear and apple trees. An abundance of colour to brighten every day! The meadow is circa 0.8 of an acre and is all in grass with the stream running alongside. The quiet location cannot be overstated and there are lovely countryside views from every angle. This land could have various uses including extra accommodation, outside office or maybe 'polytunnels'.

Accommodation Comprises as follows:

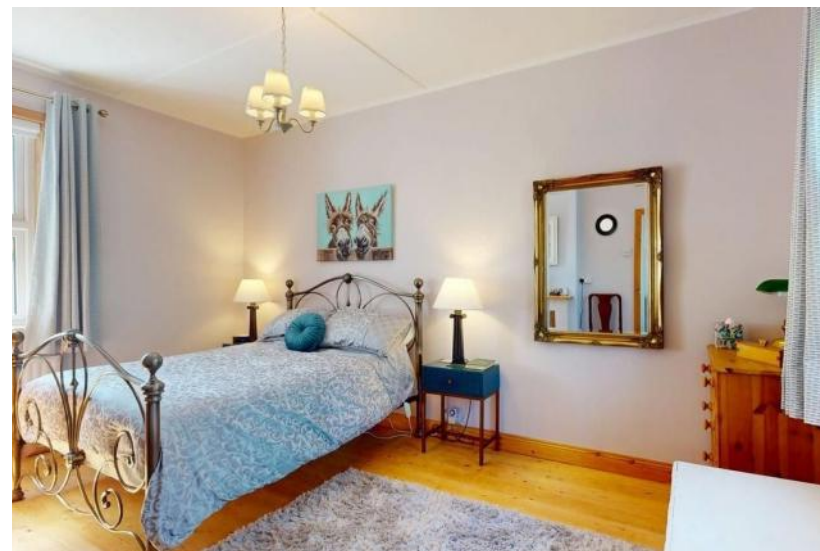
Entrance Hall:	2.0m x 1.0m	Carpet flooring
Living Room:	4.6m x 3.3m	Carpet flooring, feature fireplace, log burning stove, fireplace
Kitchen:	4.7m x 3.1m	Tiled flooring, fitted waist and eye level units with oak countertops, tiled splashback, integrated dishwasher & washing machine, integrated fridge, electric induction hob, extractor fan, electric oven, door to rear garden
Utility Room:	2.2m x 1.9m	Tiled flooring, fitted units, access via Stira to attic
Shower Room:	2.4m x 1.9m	Fully tiled, W.C., W.H.B., electric shower, heated towel rail, wall mounted storage cabinet
Bedroom 1:	3.1m x 4.6m	Timber flooring, tiled fireplace & hearth
Bedroom 2:	3.7m x 2.5m	Carpet flooring, built in wardrobe
Bedroom 3/Office:	2.6m x 2.1m	Linoleum flooring





Following extensive refurbishment and now offers the following:

- FIBRE Broadband
- New Triple Glazed windows
- New Composite Doors
- New Bespoke Kitchen with Oak Countertops & Integrated Appliances
- New CH Boiler, Radiators & Oil Tank
- Immersion Heater
- Insulated Walls
- Feature Marble Fireplace with New Log Buring Stove
- Newly Fitted Shower Room
- Raised Composite Decking area with Glass Walls
- New Aluminum Gutters
- Kitchen rewired + USB Charging points
- New Carpets & Floor Tiling
- Private Well & Septic Tank
- Alarm
- Attic Storage & Stira Stairs to access
- Outside Sheds & Pump House
- Property Extends to C. 74 m²



BER DETAILS:

BER: C3

BER No. 114142631

Energy Performance Indicator: 221.5 kWh/m²/yr



A Well-Appointed Rural Property With Paddock, Stream, And Scenic Surroundings

A.M.V. €350,000



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