

Ref: 6854



MUNNY, GOREY, CO. WEXFORD Y25 V6Y1

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HANSDOME FIVE BEDROOM DORMER BUNGALOW ON C. 0.6 ACRE SITE WITH LARGE DETACHED GARAGE For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this fabulous family home to the market. This delightful property is conveniently located 3km from the bustling village of Carnew, 14km from Ferns and 16km from Gorey. Carnew offers local amenities to include shops, bars, restaurants, schools and sporting facilities and Coolattin Golf Club is a 5 minute drive away.

Located within the vibrant community of Askamore, the area offers a Community Centre which hosts a wide range of activities to include squash, badminton, gym and boules. South Dublin can be accessed within an hour's drive and Carlow is accessible in under 40 minutes. Surrounding villages of Ferns and Camolin offer excellent commuter services with Bus Eireann and Wexford Bus. A full suite of services and amenities are available in the thriving town of Gorey.

Built in the 2000's, this home boasts deceptively spacious accommodation that briefly comprise of an entrance hall, sitting room, sunroom, kitchen, utility, office, bedroom and W.C. on the ground floor. Upstairs you will find three bedrooms, a bathroom and a walk-in-hotpress on the first floor. Accommodation is bright and airy throughout and comprises as follows:



Entrance Hall:	5.7m x 3.0m	Laminate flooring, stairs
Bedroom 1:	5.0m x 4.6m	Carpet flooring, bay window
Office:	4.7m x 3.7m	Carpet flooring
W.C.:	3.1m x 1.2m	Fully tiled, W.C., W.H.B., electric shower
Kitchen/Dining:	4.9m x 4.7m	Tiled flooring, fitted kitchen with waist & eye level units, dish washer, electric cooker, electric hob, fridge
Utility:	3.1m x 2.2m	Tiled flooring, back door
Sitting Room:	5.1m x 4.2m	Laminate flooring, open fire, bay window
Sunroom:	4.0m x 3.2m	Laminate flooring, French doors
First Floor:		
Landing;	4.8m x 1.7m 3.6m x 1.0m	Carpet flooring
Bedroom 2:	4.5m x 4.1m	Carpet flooring
Bathroom:	4.0m x 2.4m	Fully tiled, bath, shower, W.C., W.H.B.
Walk-in-Hotpress:	2.5m x 2.5m	Carpet flooring





First Floor Accommodation Continued:

Bedroom 3:	3.2m x 3.1m	Carpet flooring
Bedroom 4:	3.5m x 3.2m	Carpet flooring
Bedroom 5:	3.7m x 3.3m	Carpet flooring

OUTSIDE:

This property is nestled on a C. 0.6 acre site, with rolling views of the surrounding countryside. It is approached via tarmacadam driveway which reaches around the entire property and ample car parking to the rear. It is surrounded by mature shrubbery which ensures privacy for the new owners. There is a lawn area to the front and left of the property and to the right a large steel framed shed with independent access which offers opportunity for various uses.

Measurements:

3 Bay "A" Roofed Steel Framed Shed With Roll Over Door	14m x 10.0m
Lean To With Roof Over Door	9.5m x 3.7m



SERVICES AND FEATURES:

Private Water
Septic Tank
Oil Fired Central Heating
Property Extends To: 214.47m²
Built: 2000's

BER DETAILS:

BER: C1
BER No. 118109941
Energy Performance Indicator: 172.56 kWh/m²/yr

This Is An Exciting Opportunity To Acquire A Property
With Separate Access To A Large Detached Garage

A.M.V. €325,000



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www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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26 Main Street, Gorey, Co. Wexford Y25DP60

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