

Ref: 7958

'RIVERSIDE,' WELLS, GOREY, CO. WEXFORD Y25 WT35

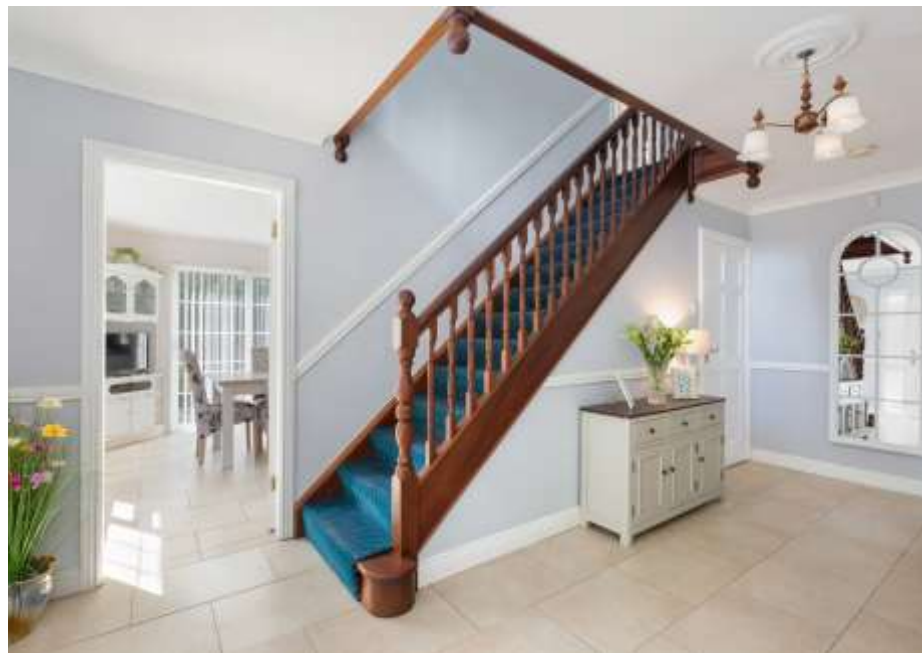


BER B3

QUINN PROPERTY

www.quinnproperty.ie

Exceptional Five Bedroom Residence on C. 1 Acre of Mature Grounds with Large Annex For Sale By Private Treaty





LOCATION:

QUINN PROPERTY are delighted to present this substantial residence to the market. Set on about 1 acre of private grounds in an outstanding countryside location, this home offers breathtaking views of the surrounding landscape in the heart of the sunny South East. Boasting an enviable location, this property is conveniently positioned within easy reach of Kilmuckridge, Gorey, Enniscorthy and Wexford Town. The N/M11 are accessible within a few minutes' drive, making Dublin a comfortable drive.

Nearby villages offer an array of amenities such as convenience store, post office, primary school, secondary school, shop, pub, church, sporting facilities, hotel and scenic walks. The coastline is situated a short drive from the property, providing easy access to Morristcastle and Curracloe beaches.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres.



DESCRIPTION:

A striking tree-lined driveway provides a grand entrance to the property, bordered on either side by beautifully maintained lawns and mature shrubbery. The property features a meticulously kept wrap-around garden, providing plenty of outdoor space for relaxation and play.

The bright and welcoming entrance hall sets the perfect tone for the rest of this most impressive home. The ground floor features a generously sized family kitchen and dining area with a sliding door to the patio, a separate living room, a bedroom with en-suite, and a rear hallway that opens out to the expansive back garden. Upstairs there are four well-appointed bedrooms and a family bathroom.

This home also benefits from a separate annex with ample parking space, offering a versatile space which is ideal for a growing family or presenting an excellent opportunity for use as guest accommodation.

Entrance Hall:	5.38m x 2.72m	Tiled flooring, understairs storage.
Living Room:	4.25m x 3.97m	Carpeted flooring, solid fuel stove.
Bedroom 5:	3.23m x 3.97m	Laminate flooring.
Jack & Jill Ensuite:	2.09m x 2.01m	Fully tiled, W.C., W.H.B., shower.
Kitchen/Dining Room:	7.57m x 3.58m	Tiled flooring, fitted kitchen with waist & eye level units, electric cooker, extractor fan, fridge-freezer, dishwasher, tiled splashback, fitted corner unit, recessed lighting, sliding door to side patio.
Hall/Rear Porch:	2.09m x 3.41m	Tiled flooring, plumbed for washing machine, door to rear garden.
Landing:	5.38m x 2.72m	Carpeted flooring, shelved hot press.
Bedroom 1:	4.25m x 3.97m	Timber flooring, fitted wardrobes.
Bedroom 2:	3.82m x 3.58m	Timber flooring, fitted wardrobes.
Bedroom 3:	3.65m x 3.58m	Timber flooring, fitted wardrobes.
Bedroom 4:	3.21m x 3.97m	Timber flooring, fitted wardrobes.
Family Bathroom:	2.04m x 2.70m	Linoleum flooring (non-slip), fully panelled walls, W.C., W.H.B., shower, bath.

BER DETAILS:

BER: B3

BER No. 106051998

Energy Performance Indicator: 141.29 Wh/m²/yr



Outside:

This home boasts wonderful outdoor space, featuring a wrap-around driveway, beautifully maintained lawns, manicured flower beds, and mature shrubbery that add charm and privacy. A patio area adjacent to the kitchen provides the perfect setting for al fresco dining, summer barbecues and enjoyable entertaining or relaxing outdoors.

Services and Features:

Private Well

Septic Tank

Oil Fired Central Heating

Two Steel Framed Garden Sheds

Mature Gardens

Property Extends to c. 162m²

Built: 1999



Offers in Excess of €475,000



Annex

Entrance Hall:	2.18m x 2.10m	Laminate flooring.
Open Plan Living Area:	3.62m x 10.17m	Laminate flooring, fitted units, dishwasher, stove, recessed lighting, sliding door to decking area.
Utility Room:	2.22m x 3.05m	Laminate flooring, plumbed for washing machine.
W.C.:	1.30m x 1.99m	W.C., W.H.B.
Office:	1.44m x 1.99m	Laminate flooring.
Room 4:	2.27m x 2.57m	Laminate flooring.
Room 3:	2.39m x 2.57m	Laminate flooring.
Room 2:	2.23m x 2.57m	Laminate flooring.
Bathroom:	1.99m x 2.57m	Laminate flooring, W.C., W.H.B., bath, shower.
Room 1:	3.47m x 3.82m	Timber flooring.



Outside:
South West Facing Patio
Ample Parking

Services and Features:
Oil Fired Central Heating
Abundance of Natural Light
Extends to c. 101m²



MAIN HOUSE



Total area: approx. 162.1 sq. metres

ANNEX



Total area: approx. 101.1 sq. metres

An Exceptional Opportunity To Acquire A Distinguished Family Residence Complemented By A Self-Contained Annex.

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.