

Ref: P4546



BALLINCLARE, BALLYCANNEW, GOREY, CO. WEXFORD

QUINN PROPERTY

www.quinnproperty.ie

CHARMING OLDE WORLD COTTAGE IN NEED OF RENOVATION For Sale By Private Treaty



LOCATION:

The residence is located 8km south of Gorey town and the M11 motorway, just 1.8km south of Ballycanew village and is convenient to many sandy beaches such as Courtown, Cahore and Kilmuckridge. It enjoys an excellent location on the R741 close to Ballycanew village with its wide range of amenities such as primary schools, churches, pubs, shops etc. Dublin is just over an hour's drive.

DESCRIPTION:

The cottage, which extends to c. 42m² (c. 452 sq.ft.) is of stone construction with a galvanised roof. The cottage is in need of renovation.

Accommodation comprises of:

Kitchen	3.2m x 2.5m	Fitted units, sink, door to rear garden.
Sitting Room	4.2m x 3.7m	High ceiling, traditional fireplace, door to front of the property.
Bedroom 1	4.2m x 2.5m	Panelled ceiling.
Bedroom 2	4.2m x 1.8m	Fireplace, high ceiling

W.c.:

OUTSIDE:

The property has a side and rear gardens with access from the roadway.

SERVICES

Mains Water
Property Extends To: 42m²
Septic Tank

DIRECTIONS:

From Gorey take the R741 to Ballycanew, proceed through Ballycanew village on the R741 for approx. 1.8km and the property is located on the left hand side With **QUINN** PROPERTY sale board.

BER DETAILS:

BER G
BER No. 106773021
EPI: 565.89 kWh/m²/yr

A.M.V. €50,000

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.