

Ref: P4593

“ASHBURY”, BALLINAMONA, LESKINFERE, GOREY, CO. WEXFORD Y25 NP84



**BER** **D1**

**QUINN PROPERTY**

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# WELL LOCATED 3 BEDROOM BUNGALOW ON C. 0.4 ACRE SITE

## For Sale By Private Treaty



### LOCATION:

"Ashbury" enjoys a superb rural location with splendid views of the surrounding countryside. Situated on a minor road 2km off the R772, the main Gorey/Camolin road, 3km from Camolin, 11km from Gorey, 20km from Enniscorthy. There are many amenities in Camolin with primary school, shops, pubs, Cois na hAbhann Garden Centre & Restaurant, sporting facilities etc. There is an array of amenities in Gorey offering an excellent choice of both primary & secondary schools, shops, restaurants, pubs, hotel and leisure facilities with many sandy beaches close by.

### DESCRIPTION:

The property is approached via wooden gates leading onto a gravelled driveway and parking area to the side, lawn to front with mature trees and shrubbery and a paved area to the rear. The residence was constructed in the late 1980's of block construction with a tiled roof and PVC double glazed windows and doors. It has been well maintained by it's current owners and accommodation comprises of:



Entrance Hall:	3.3m x 1.8m	Oak floor
Inner Hall:	7.8m x 1.1m	Oak floor, double doors to ....
Living Room:	4.6m x 3.6m	Oak floor, solid fuel stove
Kitchen/Living Room:	7.8m x 3.3m	Solid fuel stove, waist & eye level fitted units, electric cooker, tiled and timber floor
Utility Room:	2.7m x 1.5m	Fridge/freezer, washing machine, tiled floor, back door
Bedroom 1:	4.0m x 3.3m	Oak floor, fitted wardrobe
Bedroom 2:	3.6m x 3.0m	Oak floor, fitted wardrobe
Bedroom 3:	3.0m x 2.6m	Oak floor, fitted wardrobe
Bathroom:	3.1m x 2.8m	Bath, shower, w.c., w.h.b.





OUTSIDE:  
Workshop / Garage / Garden shed 8m x 4.6m



SERVICES AND FEATURES:  
Oil Fired Central Heating  
Private Well  
Septic Tank  
Alarm  
Property Extends To: 110.82 m<sup>2</sup>  
Built: 1984  
Superb Views



BER DETAILS:  
BER: D1  
BER No. 113569180  
Energy Performance Indicator: 238.46 kWh/m<sup>2</sup>/yr



Viewing Is By Appointment Only  
**A.M.V. €185,000**

# QUINN PROPERTY

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

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



## DIRECTIONS:

From Camolin proceed along the R772 towards Gorey for 1km. Turn left and proceed for a further 2km and property is on the right hand side with **QUINN PROPERTY** sign board.

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.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

