

Ref: P2521



NO 3 THE MILLRACE, BALLYCANEW, GOREY, CO. WEXFORD

BER C3

QUINN PROPERTY

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AN APPEALING 3 BEDROOM DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

No 3 The Millrace enjoys an excellent location on the edge of Ballycanew village, along the Killenagh road. Ballycanew is an award winning, well maintenance village on the R741. The property is within walking of amenities such as school, shops, churches and pubs, just 8km south of Gorey and the N11 and close to many noted seaside resorts.

DESCRIPTION:

This fine detached property is presented in pristine condition throughout. It was constructed about 10 years ago and extends to 102m² (1097.92sq.ft.). It was built and finished to a high standard and has been carefully maintained by the present owner.

The bright and modern accommodation comprises of:



Entrance Hall:	2.4m x 1.8m	Laminate floor, stairwell
Livingroom:	7.0m x 3.4m	Laminated floor, open fire, double door to rear
Kitchen / Diner:	4.7m x 3.2m	Fitted Oak kitchen with waist & eye level units, electric cooker, stainless steel extractor fan, fridge/freezer, tiled floor, under stairs storage
W.C.:	2.1m x 1.4m	Tiled floor, w.c., w.h.b.
Utility Room:	2.7m x 2.0m	Fitted units, dishwasher, dryer, washing machine, tiled floor, door to rear
Landing:	3.1m x 1.2m	Timber floor
Bedroom 1:	5.3m x 3.4m	Timber floor
Ensuite:	2.4m x 1.6m	Electric shower, w.c., w.h.b., fully tiled
Bedroom 2:	3.5m x 3.2m	Timber floor
Bedroom 3:	3.3m x 2.7m	Timber floor
Bathroom:	2.4m x 1.9m	Bath, shower over bath, w.c., w.h.b., tiled floor





OUTSIDE:

There is a small yard / garden area to rear and side with access onto the main road from both sides of the property.

SERVICES AND FEATURES:

All Main Services

Oil Fired Central Heating

Property Extends To: 102m²

Access From Both Sides Of The Property To Rear



BER DETAILS:

BER: C3

BER No. 108615907

Energy Performance Indicator: 212.03 kWh/m²/yr



Excellent Family Home in A Convenient Location

A.M.V. €155,000

QUINN PROPERTY

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DIRECTIONS:

From Ballycanew take the Killenagh road and the property is just 200m on the left hand side with **QUINN PROPERTY** sign

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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.

24 Main Street, Gorey, Co. Wexford Y25DP60

P.S.A. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

