

Ref: 7966

THE COTTAGE, BALLINATRAY UPPER, GOREY, CO. WEXFORD Y25 Y489



BER C3

QUINN PROPERTY

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Most Attractive Three Bedroom Cottage With Large Garden For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful three bedroom cottage to the market. Enjoying a wonderful location and convenient to a vast range of amenities, this home will appeal to a wide range of buyers. The property is within walking distance of a pub, shop, chemist and a wide range of sandy beaches can be reached within a few minutes' drive. The village of Courtown is well known for its beautiful coastline and also offers various amenities to include shops, pubs, restaurants and a carnival.

This cottage is located 7km from Gorey and offers a wealth of amenities to include restaurants, shops, pubs, award winning hotels, leisure amenities, golf courses and much more. Dublin is a comfortable commute of approximately one hour and can be accessed through an excellent commuter services to include Wexford Bus, Bus Eireann and a train station.

Constructed in 1957, this cottage has been extended and modernised over the years, now offering exceptional presentation both inside and out. From the stylish interior to the extended gardens, every detail has been thoughtfully cared for.

This elegant cottage blends warmth with refined comfort, featuring a beautifully appointed living area, a contemporary kitchen and dining space with double doors to a sheltered sun room, perfect for relaxed family time and evening entertaining. The home is completed by three well-proportioned bedrooms and a tastefully designed, stylish family bathroom.

Accommodation is bright and airy, extends to C. 105m² and comprises as follows:



Entrance Hall:	2.3m x 3.1m	Laminate flooring.
Living Room:	6.5m x 3.3m	Laminate flooring, open fire.
Kitchen / Dining Room:	3.1m x 8.8m	Laminate flooring, fitted kitchen units, electric oven, electric hob, plumbed for a washing machine, solid fuel stove, French doors to patio, French doors to sun room.
Sun Room:	3.6m x 8.5m	Linoleum flooring.
Bedroom 1:	3.2m x 3.3m	Vinyl flooring.
Bedroom 2:	3.2m x 4.5m	Vinyl flooring, garden views.
Bedroom 3:	2.9m x 3.3m	Laminate flooring, garden views.
Family Bathroom:	2.7m x 3.3m	Tiled flooring, free standing bath, W.C., W.H.B.
Shower Room:	0.64m x 2.3m	Laminate flooring, electric shower, heated towel rail, W.H.B.





OUTSIDE:

The beautifully maintained gardens offer a variety of sun-filled spaces, perfect for outdoor dining, relaxation, and entertaining. To the front, a tarmac driveway provides ample off-street parking, complemented by a sheltered decking area ideal for evening BBQs. To the rear, French doors from the kitchen open onto a patio and lawn, complete with both a garden shed and additional storage shed. The garden has been recently extended and offers further potential (subject to planning permission). A well-kept gravel patio to the side provides an additional private space for outdoor living.



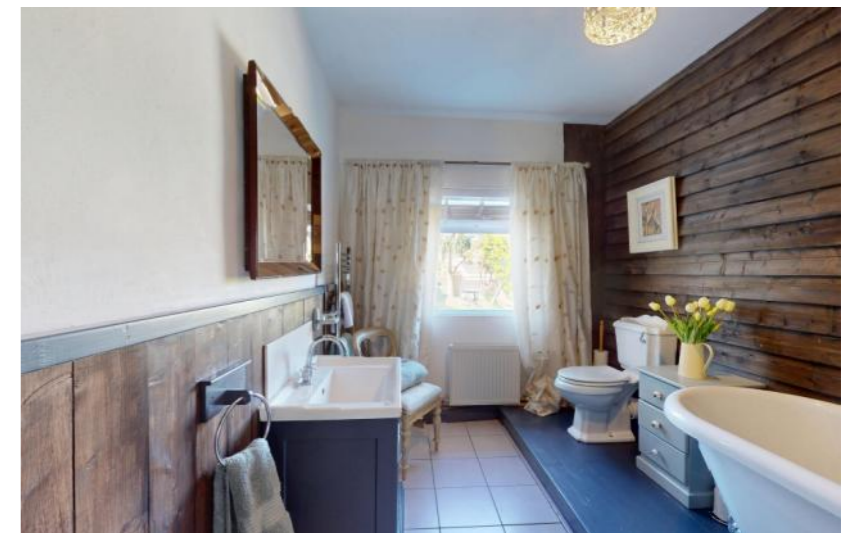
SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Property Extends To: C. 105m²
Built: 1957
Large garden



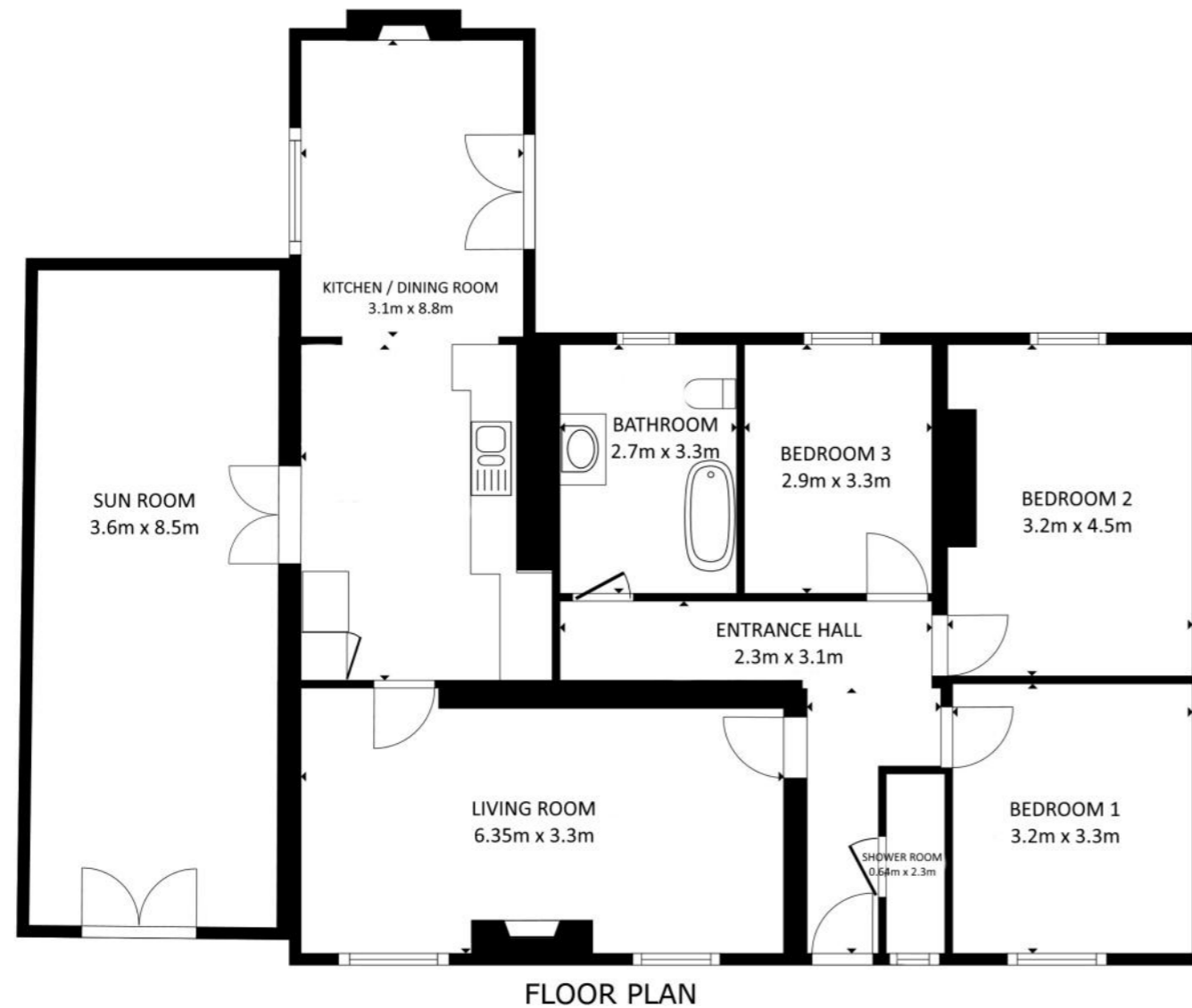
BER DETAILS:

BER: C3
BER No.: 101515955
Energy Performance Indicator: 219.56 kWh/m²/yr



Own A Charming Country Cottage Where Everyday Feels Like A Peaceful Retreat

A.M.V. €320,000



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