

Ref: 8143



CLONAMONA, CRAANFORD, GOREY, CO. WEXFORD Y25 HH39

BER C3

QUINN PROPERTY

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Most Attractive Three Bedroom Bungalow With Large Garden & Detached Garage For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this quaint country bungalow to the market. Nestled in the heart of the countryside, 2km from the picturesque village of Craanford, this property enjoys expansive scenic views of the surrounding countryside. Local amenities in the area include primary school, creche / playschool, church, pub, local shop, GAA pitch, large community Centre, Craanford Mills and a most attractive park area which is finished and maintained to the highest standards with shrubs, trees, seating, play areas and the River Lask running through.

Situated 8km from Gorey, this property is within close reach to an excellent choice of schools, restaurants, boutique shopping, pubs, award winning hotels, town park, cinema, theatre. Gorey is renowned for its vibrant arts and culture scene, with Gorey Little Theatre hosting a variety of theatrical productions and musical events throughout the year. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50 minute drive. The property is a stone throw away from an array of local leisure amenities, such as golf courses, leisure centers and endless sandy beaches with both Ballymoney beach and Courtown Harbour just a 20 minute drive away.



Clonamona is a charming bungalow set on an elevated site extending C.0.6 acres and surrounded by mature, beautifully maintained gardens. The property is introduced by a bright porch and features a generous living room, a dual-aspect kitchen/ dining room with an adjoining utility, three well-proportioned bedrooms, one of which is ensuite and a family bathroom. The property also features a large block built detached garage.

Accommodation is bright and airy, extends to 109m² and comprises as follows:

Front Porch:	1.1m x 1.8m	Tiled flooring, abundance of natural light.
Entrance Hallway:	4.5m x 5.4m	Linoleum flooring.
Living Room:	4.7m x 3.7m	Carpet flooring, feature fire place with open fire, bay window.
Kitchen / Dining Room:	7.5m x 3.8m	Linoleum flooring, fitted units at waist and eye level, electric cooker, extractor fan, tiled splashback, fire place with solid fuel stove, fitted T.V. unit, dual aspect.
Utility Room:	2.1m x 1.1m	Tiled flooring, fitted units, plumbed for washing machine.
Bedroom One:	3.4m x 3.5m	Linoleum flooring, fitted wardrobe, scenic views.
Ensuite:	0.95m x 2.3m	Tiled flooring, W.C., W.H.B., electric shower with tile surround.
Bedroom Two:	4.0m x 3.5m	Linoleum flooring, fitted wardrobe.
Bedroom Three:	2.9m x 2.8m	Linoleum flooring, fitted wardrobe.
Bathroom:	2.9m x 2.8m	Tiled flooring, W.C., W.H.B., electric shower, bath with tile surround.





OUTSIDE:

Approached by a sweeping tarmacadamed driveway, this property sits on an elevated C. 0.6 acre site that takes full advantage of the scenic views over the surrounding rolling countryside. The east-facing front garden benefits from plenty of sunlight, while manicured lawns surround the property, complemented by mature hedging, shrubs, and trees. The driveway continues around the property, providing generous parking space. To the rear, a large detached garage offers ideal accommodation for vehicles along with ample storage.



SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 109m²
Site Extends C.0.6 Acres
Built: 1994



BER DETAILS:

BER: C3
BER No. 119340388
Energy Performance Indicator: 215.81 kWh/m²/yr



This Well Appointed Home Boasts Exceptional Natural Light And Commands Exceptional Views Of The Surrounding Landscape.

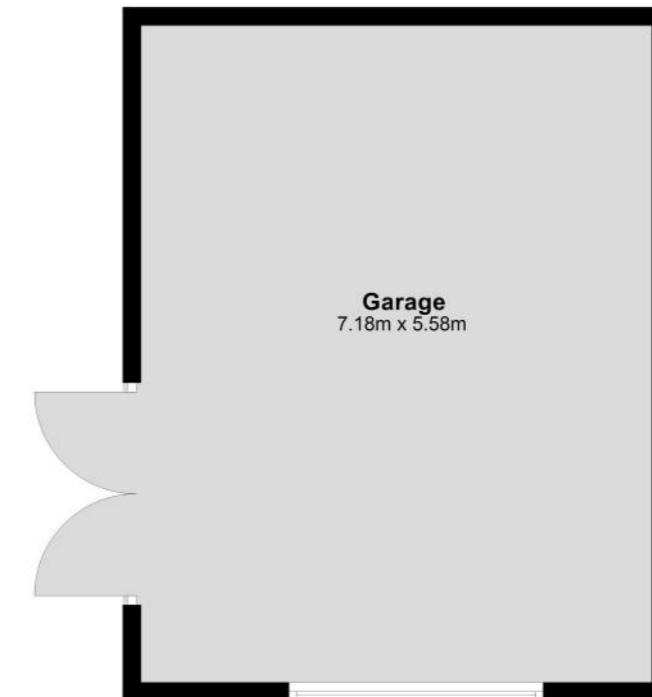
Viewing Comes Strongly Advised.

A.M.V. €325,000

Ground Floor



Total area: approx. 106.0 sq. metres



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.