

For Sale

Asking Price: €450,000



3 Cnoc Greine,
Knockgreany,
Coolgreany,
Co. Wexford,
Y25 K3H1

BER B1

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3 Cnoc na Greine is truly a beautiful home finished to a high specification. A four-bedroom dwelling in the heart of Coolgreany village less than 20 minutes from Gorey town centre. This stunning property is in walk-in condition located in a cul-de-sac of just 11 homes, close to village amenities including shop, school and pubs.

A large, bright entrance hall welcomes you to into this home, the sitting room, which lies to the right has a beautiful feature fireplace with inset stove, while the kitchen at the rear of the dwelling is a bright modern room with an abundance of space and has double doors to the dining room. There is also a utility room, a bathroom and the first of four bedrooms all located on the groundfloor. The first floor comprises three bedrooms two of which including the Master bedroom with ensuite and a shower room. This home is highly energy efficient complete solar panels which generate electricity, electric car charger and dual heating system.

Outside, the tarmac driveway to the front is in impeccable condition and provides plenty of car parking space while there is a spacious garden with patio area to the rear of the dwelling.

The location of this property is ideal, less than 8 minutes to the M11, the M50 and Dublin is approx. an hour away.



Accommodation

GROUND FLOOR

Entrance Hallway 4.11m x 4.05m (13'6" x 13'3"): at widest point, solid wood flooring and storage press.

Sitting Room 4.91m x 4.25m (16'1" x 13'11"): at widest point, solid wood flooring, feature fireplace with inset stove and feature bay window.

Kitchen 5.70m x 4.25m (18'8" x 13'11"): tiled flooring, fitted kitchen units with matching island and breakfast bar, kitchen sink bowl and half with food incinerator, extractor fan, electric double oven, electric hob and double doors to dining room.

Dining Room 2.65m x 3.50m (8'8" x 11'6"): solid wood flooring and double doors to front garden.

Utility Room 2.60m x 3.50m (8'6" x 11'6"): tiled flooring, plumbed for washing machine, dryer and dishwasher.

Bedroom 1 3.60m x 4.05m (11'10" x 13'3"): solid wood flooring.

Bathroom 2.00m x 2.80m (6'7" x 9'2"): tiled flooring and walls, 10 jet whirlpool bath, heated towel rail, WC and wash hand basin.

FIRST FLOOR

Landing 4.61m x 1.65m (15'1" x 5'5"): at widest point, carpet flooring.

Bedroom 2 3.10m x 4.65m (10'2" x 15'3"): carpet flooring and built-in slide robes.

Ensuite 1.97m x 1.55m (6'6" x 5'1"): tiled flooring and walls, power shower, WC, heated towel rail and wash hand basin.

Bedroom 3 3.00m x 4.25m (9'10" x 13'11"): at widest point, carpet flooring.

Master Bedroom 4 3.50m x 4.15m (11'6" x 13'7"): at widest point, carpet flooring and built-in sliderobes.

Ensuite 1.90m x 2.05m (6'3" x 6'9"): tiled flooring and walls, power shower, heated towel rail, WC and wash hand basin.

Shower Room 2.08m x 1.55m (6'10" x 5'1"): tiled flooring and walls, electric shower, WC and wash hand basin.

All curtains, blinds & light fittings included in sale





Special Features & Services

- Spacious Accommodation of approximately 1,730sqft.
- Superb location in Coolgreany village, close to the M11 and approx.. 20 minutes from Gorey Town.
- Walking distance of amenities.
- Walk in Condition.
- Alarm.
- Security cameras.
- 10 jet whirlpool bath.
- Solar Panels, Electric Car charger & Dual heating system
- Large galvanized iron steel workshop with electric points.





Directions
Y25K3H1



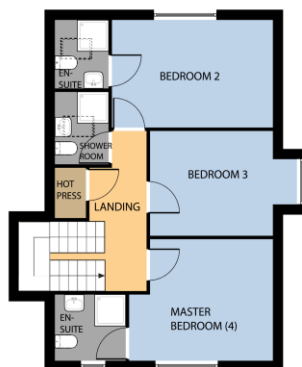
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
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Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

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