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TRADITIONAL FOUR BEDROOM (PARTIALLY BUILT) RESIDENCE ON A PRIVATE C. 0.5 ACRE SITE For Sale By Online Auction On Friday 31st October 2025 At 12 Noon



LOCATION & DESCRIPTION:

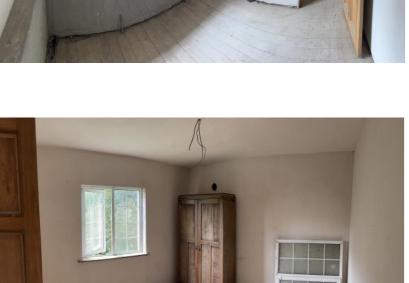
QUINN PROPERTY are delighted to present this most unique property to the market. Centrally located with convenient access to multiple towns and villages, it is guaranteed to appeal to many. Gorey is 13km, Kilanerin 12km, Craanford 6km, Carnew 6km and Monaseed a mere 5 minutes' drive. The well connected village of Craanford offers various amenities to include, primary school, pubs, shop and GAA Club. A wider array of amenities can be accessed through Gorey with shops, pre, primary, secondary and third level schools and colleges, restaurants, pubs and Sporting Clubs. Gorey serves as an excellent commuter hub, with multiple bus routes and a train station providing regular and reliable transport links. Wexford is a 40 minute drive, Enniscorthy a 25 minute drive while south Dublin is a commute of approximately one hour.

This is a generously proportioned property awaiting the right owner to complete it to their own high standards. The structural work is complete, leaving a blank canvas for you to create the layout, design, and finish that suits your lifestyle.



The garden is currently undeveloped and offers ample space for landscaping, – all ready to be tailored to your vision allowing garden enthusiasts or outdoor lovers to put their own stamp on this project. An exceptional opportunity awaits, don't miss out!.

Rooms are flooded with natural light, creating bright and airy atmosphere and accommodation comprises as follows:



Entrance Hall:	5.2m x 2.2m	
W.C.:	2.0m x 1.8m	
Sitting Room:	6.8m x 4.1m	Open fire
Kitchen/Diner:	6.8m x 3.6m	Open fire

Utility: 3.7m x 2.0m 5.0m x 1.5m Landing: Bathroom: 2.5m x 1.9 m Timber flooring 4.2m x 3.7m Timber flooring Bedroom 1: Bedroom 2: 4.0m x 3.0m Timber flooring Bedroom 3: 3.7 mx 3.5m Timber flooring Timber flooring Bedroom 4: $3.1 \text{m} \times 3.0 \text{m}$



Enjoy Privacy And Space With This Stand Alone Residence, Ideal For Families, Developers, Or Those Seeking A Private Setting With Town Conveniences Close-by





SERVICES AND FEATURES:

Electricity On Site
Shared Water
Large Gardens
Property Extends To: m² To Follow
Private Setting





BER DETAILS: - TO FOLLOW

BER: G

BER No. 118798197

Energy Performance Indicator: 475.09 kWh/m²/yr



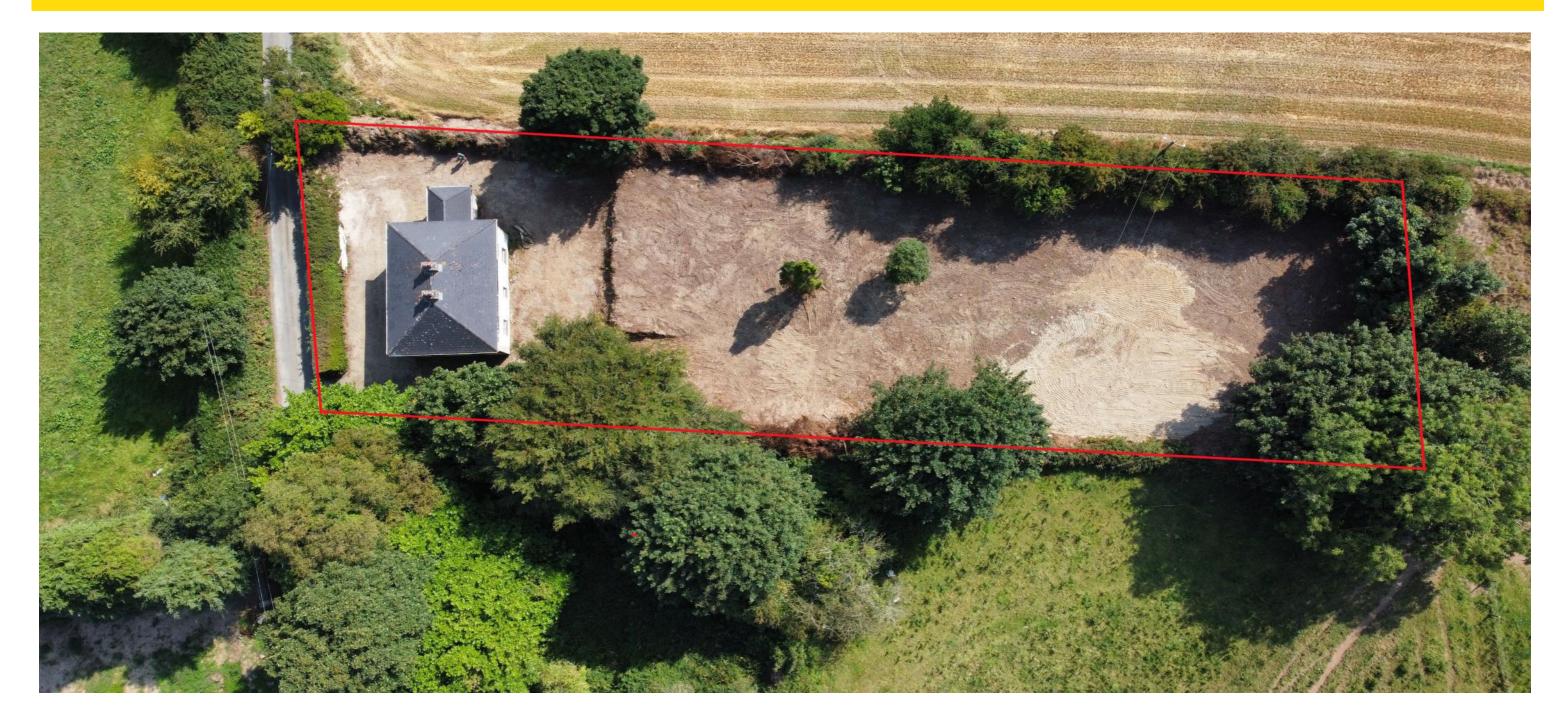
Legal: William Clarke, Clarke Jeffers, The Taney Buildings, Eglinton Terrace, Dundrum, Dublin 14, Tel. No. 01 5675938

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