

Ref: 8038

DONAGHMORE LODGE, BALLYGARRETT, GOREY, CO. WEXFORD Y25 NC80



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QUINN PROPERTY

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Three-Bedroom Coastal Home With Scenic Countryside Views For Sale By Private Treaty



LOCATION & DESCRIPTION:

Jack Quinn, residential sales expert with **QUINN PROPERTY**, is delighted to bring this fabulous coastal property to the market. Ideally positioned just a few minutes' walk from the beautiful and unspoilt Donaghmore Beach, this wonderful home enjoys an enviable location that is sure to appeal to those seeking a peaceful coastal lifestyle. Situated within a short drive of Ballygarrett village, the property is conveniently close to a primary school, church, supermarket, restaurants and bars, while the surrounding area offers an excellent choice of stunning beaches, local amenities and recreational activities. Gorey is approximately 20 minutes' drive away, providing an extensive range of shopping, dining, leisure and everyday amenities. The renowned seaside village of Cahore, with its spectacular cliff walk and popular café/restaurant, is also close by. Despite its tranquil coastal setting, South Dublin is just over an hour's drive away, making this an ideal opportunity for those looking to enjoy the best of coastal living while remaining within easy reach of the capital.



Simply and thoughtfully decorated throughout, this charming coastal residence offers a relaxed and welcoming setting, perfectly suited to family living or memorable family holidays. At the heart of the home is a modern, open-plan kitchen, dining and living area, thoughtfully designed for both everyday comfort and effortless entertaining. Filled with natural light and offering a warm, contemporary atmosphere, this sociable space provides the ideal setting for gathering together after a day by the coast. The accommodation is thoughtfully arranged to suit both family living and holiday use, with one ensuite bedroom located on the ground floor and two further ensuite bedrooms upstairs. One of the upstairs bedrooms enjoys direct access to a private balcony, offering wonderful views across the surrounding rolling countryside and providing a peaceful spot to sit and take in the landscape.



Living Room:	3.75m x 5.45m	Laminate flooring, dual aspect, feature fireplace with open fire, stairs to first floor
W.C.:	1.25m x 2.26m	Tiled flooring, WC, WHB, vanity unit
Bedroom 1:	2.65m x 2.95m	Laminate flooring
En-Suite:	2.40m x 1.70m	Fully tiled, WC, WHB, vanity unit, electric shower
Kitchen/Dining Room:	6.42m x 7.09m	Laminate flooring, fitted waist high and eye level kitchen units, integrated dishwasher, electric cooker, integrated fridge/freezer, plumbed for washing machine, solid fuel stove, door to decking
Landing:	0.81m x 1.33m	Laminate flooring
Bedroom 2:	2.71m x 5.92m	Laminate flooring, abundance of natural light, door to balcony
En-Suite:	1.51m x 2.45m	Fully tiled, WC, WHB, shower
Bedroom 3:	4.88m x 3.48m	Laminate flooring, abundance of natural light
En-Suite:	2.00m x 1.45m	Fully tiled, WC, WHB, electric shower
Walk-in-Wardrobe	2.00m x 2.00m	
Garden Room/Seomra:	5.00m x 3.00m	Laminate flooring



OUTSIDE:

The property enjoys beautifully maintained mature lawns, complemented by raised flower beds and a generous wraparound decking area, ideal for outdoor dining and relaxing. A mature boundary hedge surrounds the garden, creating a wonderful sense of privacy and seclusion.

A garden room offers excellent versatility and could readily be adapted for use as a home office, gym, studio or additional leisure space.

Two separate patios provide opportunities for al fresco entertaining, with one directly adjoining the house and another serving the garden room.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Electric Heating
Alarm
Balcony with Sea Views
Property Extends To: 133m²
Built: 1992



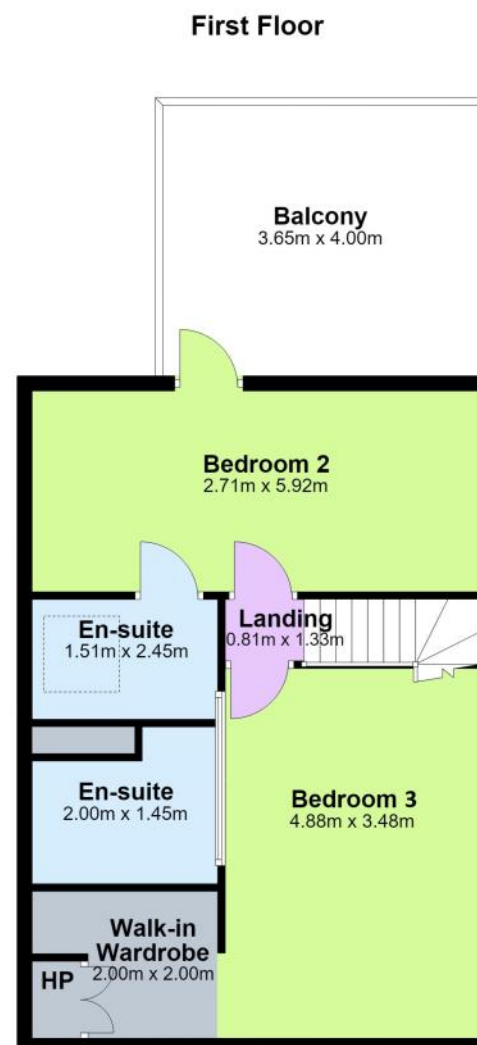
BER DETAILS:

BER: C
BER No. 112460902
Energy Performance Indicator: 156.32 kWh/m²/yr



Seaside Haven With Panoramic Countryside Views, Where Everyday Living Feels Like A Holiday

A.M.V. €405,000



Total area: approx. 132.9 sq. metres
Donaghmore Lodge, Donaghmore, Ballygarret, Co Wexford



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