Ref: 9195

BALLYREA, WELLS, GOREY, CO. WEXFORD Y25 KV63

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QUINN PROPERTY

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Delightful 'Two Up, Two Down' Country Cottage on C. 0.5 Acres
For Sale By Private Treaty

LOCATION:

QUINN PROPERTY are delighted to present this warm and welcoming two bedroom home to the market. The property is located less than 10 minute drive from the quaint village of Kilmuckridge. Kilmuckridge has an excellent range of shops, services and both primary and secondary schools as well as a number of restaurants and hotels. It is a popular tourist area with Morriscastle beach situated 2km from the village.

Located in the heart of County Wexford, this appealing detached residence is 17km from Gorey and 20km from Enniscorthy, both providing extensive services, educational facilities, as well as a range of sporting amenities. Ballyrea will appeal to many prospective purchasers with its accessibility to the beach, villages and larger towns. With Wells House just moments from the house it offers additional features such as country walks, regular events and play areas for kids.

Despite its countryside location, the property benefits from easy access to the M11 and N30 networks. South Dublin can be reached in just over an hour.

DESCRIPTION:

This inviting and well-presented home offers a warm and welcoming atmosphere throughout, combining traditional charm with modern upgrades. Upon entering, you are greeted by an entrance hall providing access to the living room to the left and kitchen to the right. Within the kitchen all units have been recently upgraded, creating a bright and modern space. It also features an electric cooker, extractor fan and tiled splashback. To the back of the kitchen you will find the shower room. The spacious living room is comfortable and homely, with an open fire place retaining plenty of character and charm. To the rear of the living room the stairs leads to the first floor. Upstairs the accommodation continues with two well-proportioned bedrooms, both benefitting from bright vaulted ceilings. Overall, this charming property offer a lovely balance of character, comfort and modern convenience all set on C. 0.5 Acre.

Accommodation comprises as follows:

Entrance Hall:	2.30m x 1.30m	Tiled flooring
Kitchen:	3.66m x 2.61m	Tiled flooring, recently fitted kitchen units, electric cooker, extractor fan, tiled splashback
Living Room:	3.64m x 3.60m	Carpet flooring, feature fire place with open fire, stairs to first floor
Shower Room:	1.75m x 1.41m	Fully tiled, W.C., W.H.B., electric shower
Landing:	2.44m x 2.00m	Carpet flooring
Bedroom 1:	3.37m x 2.79m	Carpet flooring, vaulted ceiling
Bedroom 2:	3.66m x 2.73m	Carpet flooring, vaulted ceiling

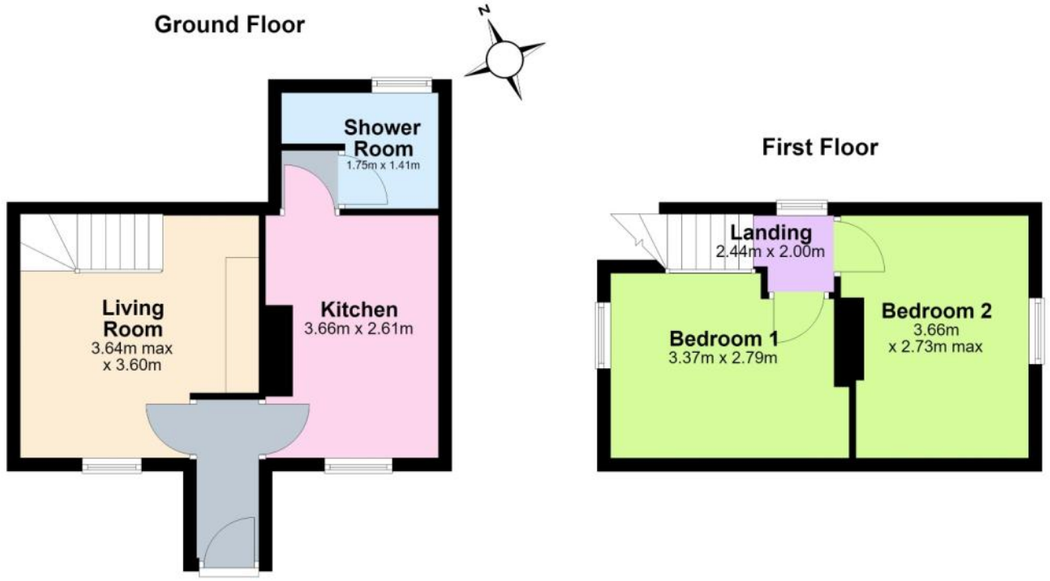
OUTSIDE:
Set on a deceptively spacious C. 0.5 acre site, this property benefits from mature lawns, trees and shrubbery also featuring a prosperous pear tree. Well established boundaries offer a great deal of privacy and shelter. To the front of the property there is a large gravelled parking area, offering an abundance of off-street parking. The garden also features a block built garden shed suitable for storage.

SERVICES AND FEATURES:
Private Well
Private Sewage
Solid Fuel Heating
Garden Shed
Block Built Shed
Property Extends To: 51.1m²
Built: 1920

BER DETAILS:
BER: G
BER No.: 119751113
Energy Performance Indicator: 467.08 kWh/m²/yr

Warm and Welcoming Two Bedroom Detached Residence Near The Vibrant Village Of Kilmuckridge

A.M.V. €150,000



Total area: approx. 51.1 sq. metres
Ballyrea, Ballyedmond, Wexford, Y25KV63

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