

Ref: 9231



NO. 10 TINTESKIN CLOSE, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 FX96

BER C

QUINN PROPERTY
www.quinnproperty.ie

Delightful Four Bedroom Family Residence In A Highly-Sought After Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are pleased to introduced this four bedroom family home to the market. Presented in great condition both inside and out, this residence would make a fine permanent family home or holiday retreat. Located in the sought after village of Kilmuckridge, with an excellent range amenities to include shops, services and both primary and secondary schools as well as a number of restaurants and hotels. A popular tourist destination, the area is also home to several beautiful beaches along the nearby coastline, including Ballyconnigar, Ballinesker, Curracloe, and Old Bawn and only 3km from the renowned Blue Flag beach at Morristcastle.

Constructed in the early 2000's, Tinteskin Close is a mature and well established development comprising of approximately 25 houses. No. 10 occupies an end of terrace position and benefits from a large corner site. Accommodation within is bright and airy and briefly comprises of an entrance hall, living room, kitchen / dining room, sunroom, bedroom with an ensuite on the ground floor and three bedrooms, one ensuite and family bathroom on the first floor.

OUTSIDE:

To the rear, the property enjoys an attractive covered decking area, ideal for outdoor dining and entertaining throughout the year. The garden is further enhanced by a mature lawn, additional patio area and a garden shed providing useful storage. Independent side access adds further convenience, while the corner position creates a particularly spacious outdoor setting.



BER DETAILS:

BER: C

BER No. 104290

Energy Performance Indicator: 187.40kWh/m²/yr

SERVICES AND FEATURES:

Mains Services

Oil Fired Central Heating

Built: 2000

Property Extends To: C. 117m²

Off Street Parking



Entrance Hall:	1.8m x 1.6m	Tiled flooring.
Living Room:	5.3m x 5.4m	Laminate flooring, stairs to first floor, open fire, under stairs storage, coving.
Kitchen / Dining:	5.3m x 3.3m	Tiled flooring, fitted units at waist and eye level, electric cooker, dishwasher, washing machine, fridge-freezer, extractor fan, tiled splash back, double doors to sunroom.
Sun Room:	3.1 x 3.4m	Tiled flooring, door to decking.
Bedroom 1:	3.7m x 2.7m	Laminate flooring, ensuite.
Ensuite:	2.7m x 0.9m	Tiled flooring, W.C., W.H.B.
Landing:	2.2m x 1.9m	Carpet flooring.
Bedroom 2:	2.0m x 3.2m	Carpet flooring, scenic countryside views.
Bedroom 3:	2.9m x 3.2m	Carpet flooring, scenic countryside views.
Bedroom 4:	4.1m x 3.3m	Carpet flooring, fitted wardrobe, ensuite.
Ensuite:	0.8m x 3.3m	Tiled flooring, W.C., W.H.B., electric shower.
Family Bathroom:	1.9m x 1.9m	Tiled flooring, W.C., W.H.B., bath, electric shower



Peaceful Countryside Living In Close Proximity To The Coast - Early Viewing Advised
A.M.V. €300,000

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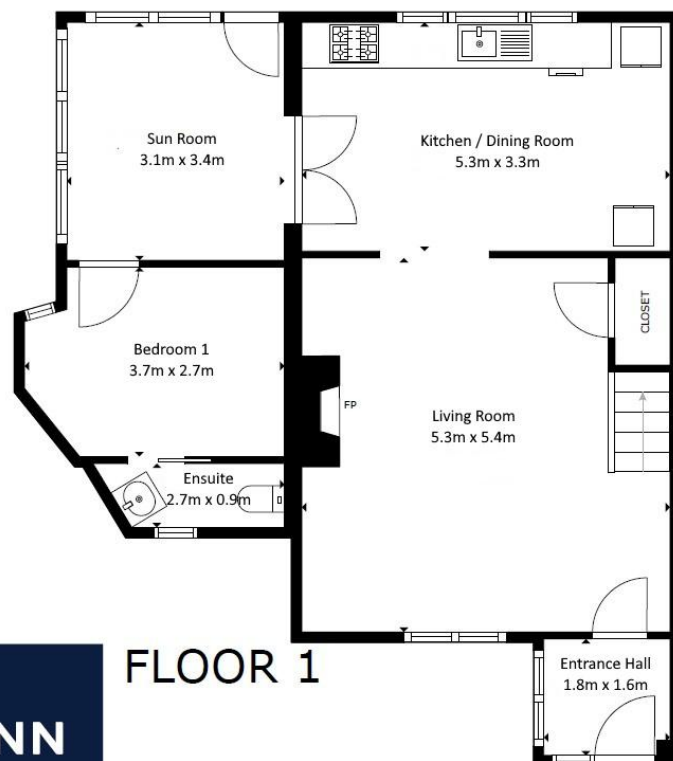
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Gorey: 053 94 80000

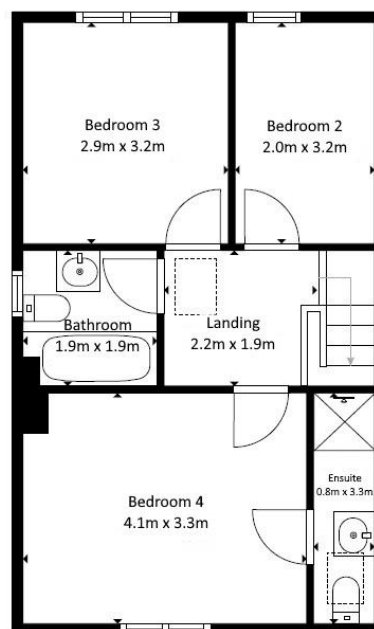
Email: sales@quinnproperty.ie

Carnew: 053 94 26234

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 76 m², FLOOR 2: 44 m²
TOTAL: 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

