Ref: 8755

MONEYRIBBON, COOLGREANY, GOREY, CO. WEXFORD Y25 W2X9



QUINN PROPERTY

www.quinnproperty.ie

Charming Three Bedroom Detached Farm-House with Traditional Stone Outbuildings
For Sale By Private Treaty







LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming idyllic cottage to the market. Nestled in the heart of the countryside in Moneyribbon, 14km from the Coastline, 10km from the M11, 3km from Coolgreaney and 15km from Gorey. Coolgreaney is a most picturesque village providing all the local amenities with a quaint country pub, Inn and local shop. Gorey offers an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centers. Wexford is a 30-minute drive, Enniscorthy a 20-minute drive while Dublin is a comfortable commute of approximately one hour.

This property is perfectly suited to those seeking a peaceful country lifestyle. From every angle throughout this farm-house it radiates charm and character. The kitchen is truly the heart of this home. Its impressive vaulted ceiling, exposed red brick feature wall and solid fuel burning stove combine to create a warm, inviting and wonderfully open space perfect for everyday living and entertaining. Throughout the cottage, light pours in through French doors creating a warm and bright environment unveiling panoramic views of the rolling countryside and notably Tara Hill.

This home is perfectly suited to those looking to retreat from the hustle and bustle of everyday life into the warmth of a farm house cottage steeped in character.

Accommodation extends to C. 97.4m² and comprises as follows:

Entrance Hall	1.87m x 1.60m	Tiled flooring.
Kitchen / Dining Room	4.08m x 7.61m	Tiled flooring, fitted kitchen, gas cooker, dishwasher, fridge, freezer, washing machine, tiled backsplash.
Hall	3.40m x 0.98m	Carpet flooring.
Hot Press		
Bathroom	3.13m x 2.73m	Fully tiled, Bath, WC, WHB.
Bedroom 1	3.96m x 4.61m	Carpet flooring, French doors.
En-Suite	2.07m x 0.98m	Fully tiled, electric shower, WC, WHB.
Bedroom 2	3.91m x 2.73m	Carpet flooring.
Bedroom 3	3.13m x 4.61m	Carpet flooring, French doors.







OUTSIDE:
Set back from the road, this property is approached via a shared hard-core laneway, providing ample space for parking in a private setting. Complementing the home are beautiful traditional stone outbuildings, featuring an outdoor living space and large storage area, both with endless potential for a variety of future uses.

SERVICES AND FEATURES:
Private Well
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 97.4m^2
Stone Building 1 (4.37m x 2.65m)
Stone Building 2 (4.37m x 8.04m)
Stone Building 3 (2.46m x 2.73m)

BER DETAILS:
BER: E1
BER No. 115039869
Energy Performance Indicator: 344.59 kWh/m^2/yr









Unwind In The Charm And Comfort Of This Beautiful Country Cottage

A.M.V. €300,000

QUINN PROPERTY
www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie

Ground Floor



Total area: approx. 97.4 sq. metres







The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.