

Ref: 9009

No. 9 MAIN STREET, COOLGREANY, GOREY, CO. WEXFORD Y25 D430



QUINN PROPERTY
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Traditional Two-Bedroom Mid Terrace Cottage In A Popular Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this charming two-bedroom mid-terrace cottage to the market. Ideally situated on Coolgreany's main street, this characterful home offers a wonderful opportunity to enjoy the warmth and traditional appeal of cottage living combined with the convenience of having local amenities close at hand.

Coolgreany is a peaceful and well-established village, ideally positioned between Gorey and Arklow, with a strong sense of community and a rich heritage. Local amenities include a pub, primary school and GAA grounds, while the surrounding countryside offers an excellent choice of recreational and leisure pursuits, including beautiful woodland trails and walks at nearby Ballyfad Woods. The property also benefits from its proximity to some of the area's most popular beaches, with Clone Strand, Kilmichael Point and Kilpatrick all within approximately 10km. Excellent road connectivity provides easy access to the M11, with South Dublin accessible in approximately one hour, making this an ideal location for those seeking the tranquility of village life while remaining within convenient commuting distance of Dublin.

Accommodation comprises as follows:

Living Room:	3.04m x 4.68m	Laminate flooring, feature fireplace with solid fuel stove.
Kitchen/Dining Room:	3.70m x 3.14m	Laminate flooring, hotpress, fitted waist high and eye level units, plumbed for washing machine.
Hallway:	1.28m x 1.72m	Tiled flooring, door to rear garden.
Bathroom:	2.32m x 1.72m	Laminate flooring, vanity unit, W.C., W.H.B., bath, electric shower.
Bedroom:	2.22m x 2.98m	Carpet flooring.
Hallway:	2.22m x 0.90m	Carpet flooring, stairs to first floor.
Landing/Study:	2.30m x 4.00m	Carpet flooring, Velux window.
Primary Bedroom:	2.97m x 4.00m	Carpet flooring, Velux window, pleasant view.



OUTSIDE:

The property also enjoys a private, low-maintenance rear yard, offering a practical outdoor space with minimal upkeep required. Two block-built sheds provide valuable additional storage, adding to the practicality and functionality of this charming cottage. There is access to the rear of the property via a shared lane.



SERVICES AND FEATURES:

All Mains Services

Solid Fuel Heating with Back Boiler

Separate Access to Rear Yard

Block Built Storage Sheds (3.5m x 2.0m, 2.5m x 2.2m)

Property Extends to C. 54m²

Built: 1913

BER DETAILS:

BER: G

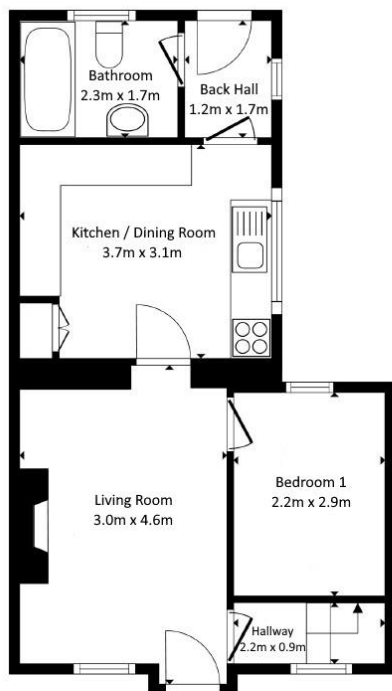
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Energy Performance Indicator: 469.02 kWh/m²/yr

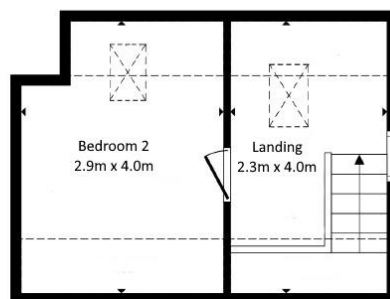


A.M.V. €125,000

Village Living with Character and Charm



FLOOR 1



FLOOR 2



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