

Ref: 9276



NO. 1 THE MEADOWS, KILLENAGH, GOREY, CO. WEXFORD Y25 FD78

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QUINN PROPERTY

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Superior Three Bedroom Detached Residence In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful three bedroom family home to the market. Enjoying a wonderful location and convenient access to a wide range of amenities No. 1 The Meadows will appeal to a wide range of buyers. The property is just 3km from the village of Ballycanew, 7km from Riverchapel, 10km from Gorey and within a few minutes' drive of a wide range of sandy beaches to include Courtown, Donaghmore, Cahore and Old Bawn Beach. Gorey offers a wealth amenities to include restaurants, shops, pubs, award winning hotels, leisure amenities, golf courses and much more. Dublin is a comfortable commute of approximately one hour and can be accessed through an excellent commuter services to include Wexford Bus, Bus Eireann and a train station.

Constructed in 2001, The Meadows development is a mature, peaceful and in a well-connected location. The development boasts a well maintained green area with mature trees, of which this property has a fantastic front view.

This beautifully maintained residence is presented in exceptional condition throughout, combining a stylish interior with elegant coving and immaculately landscaped gardens. Every aspect of the property has been thoughtfully cared for, creating a home of outstanding quality and appeal. Accommodation starts with a bright and airy entrance hall where the space is welcoming and homely, leading into a beautiful living area, perfect for entertaining or simply relaxing with family, the open plan kitchen / dining room is a true focal point of this property. The kitchen has been recently modernised with a bespoke newly fully fitted kitchen giving this property an impressive modern feel, the kitchen is complete with a sliding door to the private rear garden. The first floor offers three spacious bedrooms (one en-suite) and a family bathroom. The accommodation has been designed to offer comfort and functionality, with a sense of openness and flow that enhances daily living.

Accommodation extends to C. 108m² and comprises as follows:

Entrance Hall:	4.8m x 1.9m	Carpet flooring, stairs to first floor, understairs storage.
Living Room:	3.8m x 5.1m	Carpet flooring, feature fire place with open fire, bespoke cabinetry, abundance of natural light.
Kitchen / Dining Room:	3.5m x 7.2m	Tiled flooring, newly installed bespoke kitchen, integrated dishwasher, integrated fridge-freezer, electric cooker, extractor fan, tiled splashback, sliding doors to rear garden.
W.C.:	2.0m x 0.9m	Fully Tiled, W.C., W.H.B.
Landing:	2.4m x 3.5m	Carpet flooring, stairs to floored attic space, hotpress.
Bedroom 1:	3.8m x 4.0m	Carpet flooring, fitted sliding wardrobes, abundance of natural light.
Ensuite:	2.6m x 0.9m	Fully tiled, W.C., W.H.B., electric shower.
Bedroom 2:	3.5m x 4.0m	Carpet flooring, fitted wardrobe, pleasant garden views.
Bedroom 3:	2.1m x 3.0m	Carpet flooring, fitted wardrobe, pleasant garden views.
Bathroom:	2.6m x 1.9m	Fully tiled, W.C., W.H.B., bath.





OUTSIDE:

Outside, the property is approached via a well-maintained cobblelock driveway, providing generous off-street parking and access through double gates to the rear garden. Beautifully maintained flower beds create an attractive first impression at the front of this property. The south-facing rear garden enjoys excellent natural sunlight and features a patio area, mature lawns, established shrubbery and hedging, creating a private and tranquil setting. Dual access, stone walls, a garden path and large shed further enhance this versatile outdoor space, which also offers potential to extend the property, subject to the necessary planning permission. The outdoor space is both functional and inviting, enhancing the property's overall appeal and versatility.



SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water
Group Sewage Scheme
Built: 2001
Property Extends To C. 108m²



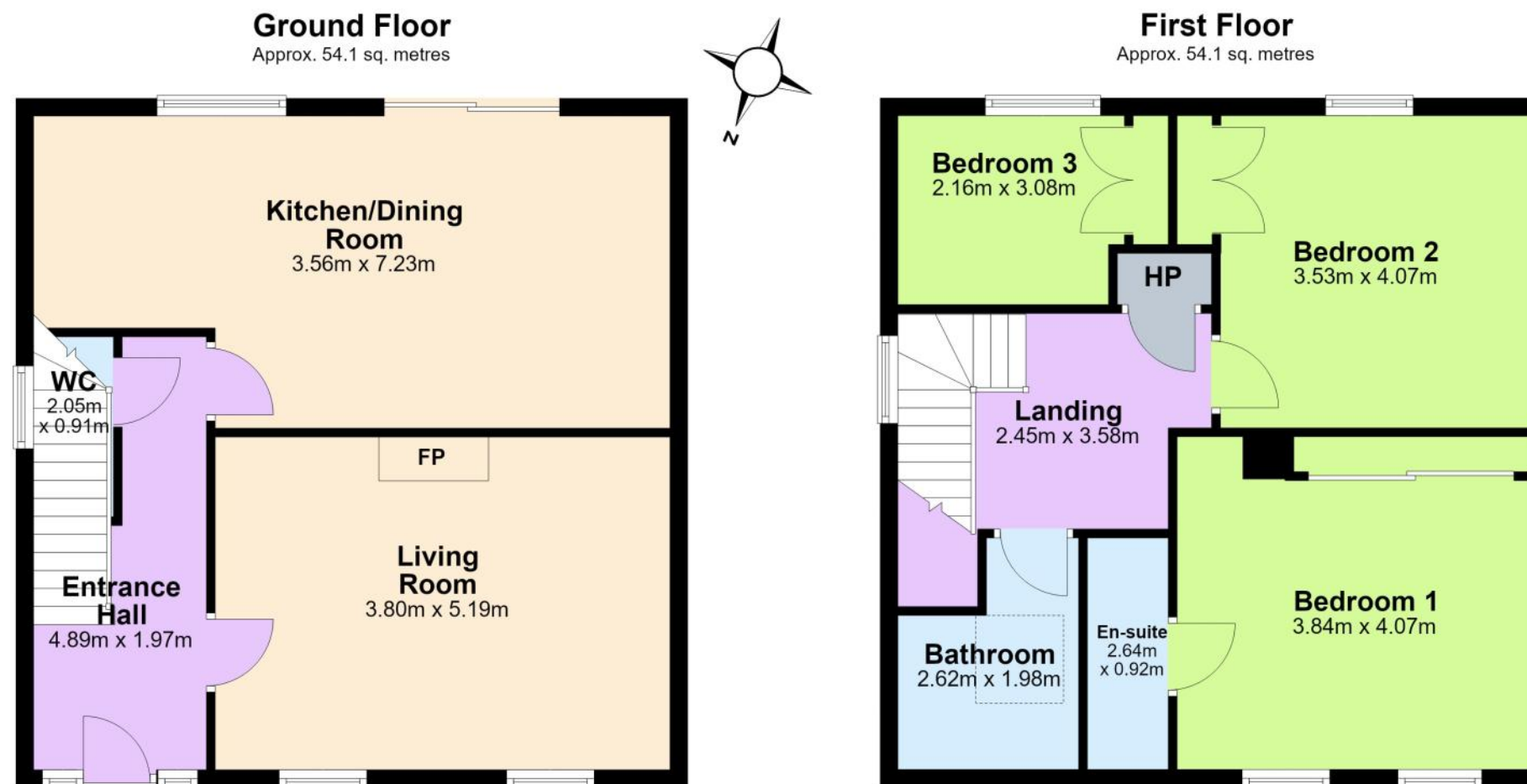
BER DETAILS:

BER: C
BER No. 119833754
Energy Performance Indicator: 176.12 kWh/m²/yr



Striking, Three Bedroom Detached Home With Ample Space For Family Living - Early Viewing Is Advised

A.M.V. €350,000



Total area: approx. 108.2 sq. metres
1 The Meadow, Killenagh, Gorey

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.