

Ref: P2671

'BEECHVIEW', KILTILLAHANE, ASKAMORE, GOREY, CO. WEXFORD



BER **D1**

QUINN PROPERTY

www.quinnproperty.ie

FINE FOUR BEDROOM RESIDENCE ON C. 0.9 ACRE MATURE SITE

For Sale By Private Treaty



LOCATION:

The residence is located close to Askamore, 2.5km from Carnew along the Ferns road, in north Co. Wexford, close to the Wicklow boarder. Askamore village lies in a scenic location, c. 2km from the property, with church, community centre, sporting facilities and walking trails on Sliabh Bhuí. It is within close proximity to Coolattin Woods and Coolattin Golf Course. Carnew has a range of shops, services and both primary and secondary schools. Gorey and the N11 are located 18km to the east with a good array of services and amenities and it is 100km south of Dublin.

DESCRIPTION:

This fine two storey residence is situated on a large site with mature grounds and gardens. Built in 1999 of block construction the property extends to c. 200.78m² and is presented in good condition. Accommodation comprises of:



Porch:	1.5m x 1.4m	Tiled
Entrance Hall:	3.8m x 2.1m	Solid Maple floor, Teak stairs
Kitchen:	6.3m x 2.1m	Andrew Ryan solid shaker Maple kitchen, electric cooker & hob, chimney for stove
Utility:	4.1m x 2.35m	Fitted units, plumbed for washing machine & dryer, tiled floor, back door
W.c.:		W.c., w.h.b., tiled floor
Conservatory:	3.9m x 3.25m	Tiled floor, double door to patio, Pine beams in ceiling
Livingroom:	4.1m x 3.8m	Solid Oak floor, Gowan fireplace, book shelved
Sittingroom:	5.0m x 4.15m	Solid Maple floor, Gowan fireplace
First Floor		Landing
Bedroom 1:	3.65m x 3.2m	Timber floor, fitted wardrobes
Bedroom 2:	4.1m x 2.6m	Timber floor
Main Bathroom:	3.0m x 1.75m	Timber floor, w.c., w.h.b., electric shower, bath
Bedroom 3:	4.1m x 3.25m	Timber floor, fitted wardrobes
Bedroom 4:	4.2m x 3.55m	Timber floor, walk-in-wardrobe
Ensuite:		W.c., w.h.b., electric shower, timber floor





OUTSIDE:

Property is approached via entrance piers to a gravelled driveway with ample parking and lawn to front with mature trees and walking path around the grounds.

Detached garage 8.0m x 5.0m.

SERVICES AND FEATURES:

Alarm

Private Water & Mains Water

Septic Tank

Oil Fired Central Heating

Built 1999

Property Extends To: c. 200.78m²

Detached Garage



BER DETAILS:

BER D1

BER No. 110201761

Energy Performance Indicator: 244.98kWh/m²/yr



DIRECTIONS:

From Carnew turn for Ferns at Sinnotts Pub. Proceed 2km and property is on the left hand side with **QUINN** PROPERTY sale board

Viewing By Appointment Only

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



The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

