

## TOWN & COUNTRY

Residential, Land & Commercial Properties



## RESIDENTIAL, LAND & COMMERCIAL PROPERTIES



DAVID QUINN  
Managing Director

WELCOME to our first issue of **QUINN PROPERTY**,  
Town & Country.

The Residential market strengthened significantly in 2016.

The market for Agricultural Land remained extremely strong despite poor commodity prices and the uncertainty of Brexit.

Whatever you're looking for, be it a cosy cottage, a three bed semi town-house or a large country residence with stables and land, **QUINN PROPERTY** have it.

## MEET THE TEAM



Eilish Quinn  
Director and HR  
Manager



Harold Young  
Senior Sales  
Negotiator



Bernie Donoghue  
Accounts Manager



Cliona Woodbyrne  
Sales Executive &  
Head Of  
Administration



Dolores Dunbar  
Sales Executive &  
Office Manager



Jean Humphreys  
Marketing & Office  
Administrator

**QUINN** PROPERTY have an unrivalled reputation for successful auctions for both property & land sales. Check out our video on-line for further details .



## SOME RECENTLY SOLD PROPERTIES - SIMILAR PROPERTIES REQUIRED

### MODEL FARM, KILLANNE, ENNISCORTHY, CO. WEXFORD



Outstanding c. 63 Acre Residential Holding  
For Sale By Public Auction  
SOLD SEPTEMBER 2016 @ €950,000

### THE HEIGHT, BALLINGLENN, CO. WEXFORD



Valuable c. 67.5 Acre Residential Holding  
For Sale By Public Auction  
SOLD OCTOBER 2016 @ €650,000

THINKING OF SELLING? - CONTACT US TODAY FOR A FREE SALES APPRAISAL



## RECENT SUCCESSFUL SALES OF COUNTRY HOMES

### 'WHITEWALLS', BALLYMONEY, GOREY, CO. WEXFORD



Unique 'Seaside Villa' On C. 1.02 Acre Site  
For Sale By Private Treaty  
SOLD OCTOBER 2016

### BALLYMORE SCHOOL HOUSE, CAMOLIN, CO. WEXFORD



Unique 3 Bed Residence On C. 2 Acres  
For Sale By Private Treaty  
SOLD MARCH 2016

### 'DUNART', SEA ROAD, BALLYMONEY, CO. WEXFORD



Charming Detached Residence On C. 1.24 Acres  
Sale By Private Treaty  
SALE AGREED MAY 2016

### CURRADUFF, FERNS, CO. WEXFORD



Fabulous 4 Bed Residence On C. 1 Acre  
For Sale By Private Treaty  
SOLD OCTOBER 2016

DON'T MISS OUT ON FUTURE COUNTRY HOMES - SIGN UP TODAY FOR YOUR PROPERTY ALERT



### Property Alert

Sign up and take the first step  
in finding your dream home



Sign Up Today



## COUNTRY HOMES CURRENTLY ON OFFER

### AUGHFAD, TAGHMON, CO. WEXFORD



#### **Superb C. 68 Residential Holding With Stables, Sand Arena & Range Of Traditional Outbuildings For Sale By Private Treaty**

This excellent holding is situated in south Co. Wexford less than half an hour's drive from three of Wexford's major towns including New Ross, Enniscorthy and Wexford and is close to many of south Wexford's finest beaches and coastline areas. The farm is south facing with good frontage onto the public road and is laid out in one block divided into suitable grazing divisions, approached via a tree lined avenue, 400m back from the public road. The dwelling is a traditional two storey farmhouse, presented in excellent condition throughout, ideally set up for equestrian or other enterprises.

**A.M.V. €750,000**

### **PARK HOUSE, GOREY, CO. WEXFORD**



#### **Magnificent Edwardian Style Country Residence on C. 2 Acres Mature Parkland Setting**

Constructed in 2000 the house has been finished to the highest standard. This most desirable property showcases many unique and attractive features such as granite entrance piers and various points of interest throughout the grounds, front and back stairs leading to the first floor, stained glass, Herringbone Parquet flooring, Louis XV Antique Serpentine Marble Fireplace, Victorian Marble Fireplace, Edwardian floor tiles, 9'6" ceilings on the ground with 9' ceilings on the first floor.

**A.M.V. €650,000**

### **KILLYNANN, GOREY, CO. WEXFORD**



#### **Superior 2 Storied, 5 Bed, Residence In A Secluded Setting On C. 1.7 Acre Mature Site**

The property is approached via a tree lined avenue in a mature and idyllic setting. It was constructed in 2007 and extends to c. 285m<sup>2</sup> and finished to a high standard. The property stands on an extensive c. 1.7 acre mature site with an abundance of mature trees and shrubbery. To the rear is a large patio area overlooking the gardens with attractive stream running through and a natural pond.

**A.M.V. €575,000**



## COUNTRY HOMES CURRENTLY ON OFFER

### TINCURRY, BALLYCARNEY, FERNS, CO. WEXFORD



BER C1

#### Exclusive 5 Bedroom Detached House With Double Garage On C. 1.4 Acre Site

The property is situated in an exclusive development comprising of five large two storey houses on individual sites. The development is very well maintained with manicured communal grounds. The residence which is approached via a pebble driveway & extends to c. 200m<sup>2</sup>, was constructed in 2010 and is a truly stunning property. It is finished to a high standard and is presented in pristine condition throughout. Standing on c. 1.4 acre site which is laid out in extremely well maintained lawns with Hornbeam hedging to the front and Lawson Cyprus to the rear.

A.M.V €350,000



### 'THE OAK', CAMOLIN PARK, CAMOLIN, CO. WEXFORD



BER C3

#### A Substantial 4 Bed Dormer Residence With 2 Bed Apartment, Garage & Buildings On C. 3.5 Acres

The property stands on an elevated mature site and is approached via a tarmac driveway with lawns to both sides. The main residence comprises of c. 125m<sup>2</sup> and is presented in excellent condition throughout. To the rear is a large block built building which comprises of a two bed apartment, a workshop, suitable for conversion (s.t.p.p.) and a storage area also suitable for conversion (s.t.p.p.)

A.M.V. €350,000

### ' STABLE LODGE', STABLE, BALLYGARRETT, CO. WEXFORD



BER C1

#### Substantial Two Storey Detached Residence With Double Garage On C. 0.75 Acre Site

'Stable Lodge' is a fine dormer style residence which was constructed in 2006. It is a bright & spacious property extending to c. 222m<sup>2</sup> (2,300sq.ft.). The residence is approached via a kerbed, pebbled driveway with parking & lawn area to the front and a large decking & lawn area to the rear and a substantial cobble-lock parking area.

A.M.V. €350,000

## COUNTRY HOMES CURRENTLY ON OFFER

### **KNOCKREAGH, FERNS, CO. WEXFORD**



**A Substantial 5 Bed Dormer Residence  
On C. 1 Acre Site**

The residence was constructed in 1998 and extends to 215m<sup>2</sup>. It is approached via a winding driveway leading to a tarmacadam yard and parking area. The site is slightly elevated and enjoys panoramic views of the surrounding rolling countryside.

**A.M.V. €260,000**

### **BOLACHOIR, FERNS CO. WEXFORD**



**A Deceptively Spacious 4/5 Bedroom Residence  
With Detached Garage On C. 2.6 Acre Site**

The residence was constructed just 10 years ago and is presented in excellent condition throughout. It is of block construction with a slate roof and double glazed woodgrain effect windows. It is approached via a kerbed, sweeping driveway with lawns at both sides.

**A.M.V. €300,000**

### **BELLEGARDE, CLOLOGUE, CAMOLIN, CO. WICKLOW**



**Substantial 6 Bed Dormer Residence  
On C. 0.75 Acre Site**

This substantial residence, set on a mature landscaped site, is presented and maintained in excellent condition throughout. The property offers generous living accommodation and is currently laid out in six bedrooms. The rear garden is south facing letting the sunshine pour through the house while the tarmac drive to front, side and rear of the property gives generous parking.

**A.M.V. €240,000**

### **'TÍR NA NÓG', BOLINREADY, BALLYCANEW, CO. WEXFORD**



**Four Bed Bungalow  
On. C. 0.75 Acre Mature Elevated Site**

'Tír na Nóg' stands on a C. 0.75 acre elevated site enjoying stunning views of the surrounding rolling countryside. The property is of block construction with a tiled roof, PVC double glazed windows & doors. It is presented in good condition throughout and extends to c. 100m<sup>2</sup>.

**A.M.V. €210,000**

## RECENT SUCCESSFUL SALES

### **BALLYDANIEL, CAMOLIN, CO. WEXFORD**



**Excellent C. 82 Acre Non Residential Holding**  
For Sale By Public Auction  
SOLD JUNE 2016 - €1,360,000

### **BALLYKNOCKAN, THE BALLAGH, CO. WEXFORD**



**Superb C. 22 Acre Residential Holding**  
For Sale By Private Treaty  
SOLD DECEMBER 2016

### **KNOCKNALOUR, BUNCLODY, CO. WEXFORD**



**Superb C. 39 Acre Non Residential Holding**  
For Sale By Public Auction  
SOLD SEPTEMBER 2016 - €505,000

### **BALLAMON, FERNS, CO. WEXFORD**



**A Superb C. 24.5 Acre Holding**  
For Sale By Public Auction  
SOLD OCTOBER 2016 - €350,000

**THINKING OF SELLING? - CONTACT US TODAY FOR A FREE SALES APPRAISAL**



## RECENT SUCCESSFUL SALES

### BALTYFARRELL, GOREY, CO. WEXFORD



C. 11.2 Acre Holding With Farmyard, Shed & F.P.P. For  
Residential Dwelling  
For Sale By Public Auction  
SOLD NOVEMBER 2016 - €170,000

### JAMESTOWN, OYLGATE, CO. WEXFORD



C. 22 Acre Holding  
For Sale By Public Auction  
SOLD NOVEMBER 2016 - €195,000

### NO 20 PRIORY COURT, GOREY, CO. WEXFORD



Superb 2 Bed Apartment  
In An Exclusive Apartment Complex  
For Sale By Private Treaty  
SOLD OCTOBER 2016

### BALLINLOW LANE, KILMUCKRIDGE, CO. WEXFORD



Exclusive 5 Bed Residence  
With Large Workshop On C. 1 Acre Site  
For Sale By Private Treaty  
SOLD SEPTEMBER 2016

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## TOWN HOUSES ON OFFER

### NO 3 MILLMOUNT MEADOWS, AVOCA, CO. WICKLOW



BER B3

#### Imposing 5 Bed Detached Residence

This luxurious residence forms part of an exclusive development of just 4 detached homes. Constructed six years ago, this spacious property extends to 225m<sup>2</sup> over 3 floors. Filled with natural light and presented in pristine condition.

A.M.V. €380,000

### COOLISHALL, GOREY, CO. WEXFORD



BER C2

#### Impressive 4 Bed Dormer Residence With Detached Garage On C. 0.6 Acre Site

This dormer style residence was constructed about 10 years ago and extends to c. 165m<sup>2</sup>. It is presented in excellent condition throughout with beautiful bog Oak double glazed windows & detached garage to rear.

A.M.V. €330,000

### PEPPARDS CASTLE, KILMUCKRIDGE, GOREY, CO. WEXFORD



BER B3

#### Excellent 3 Bed Dormer Residence On Mature C. 1.6 Acre Site

The residence, which is set back from the public road, is approached via a hard core driveway giving total privacy. The property, which extends to 150m<sup>2</sup>, is presented in excellent condition throughout.

A.M.V. €250,000

### KILMACART, HACKETSTOWN, CO. CARLOW



BER C3

#### 5 Bed Bungalow On C. 1 Acre With Option of a Further C. 6 Acres

The property sits on c. 1 acre elevated but sheltered site and has an adjoining c. 6 acre field to the rear with it's own road frontage and separate access. The house has electric gates and was built c. 30 years ago

A.M.V. €249,000



## RECENT SUCCESSFUL SALES

### NO. 43 THE PARK, CLONATTIN VILLAGE, GOREY, CO. WEXFORD



**A Unique Four Bed Townhouse**  
For Sale By Private Treaty  
SOLD NOVEMBER 2016

### NO 14 MILLBROOK, GOREY, WEXFORD



**Excellent 4 Bedroom Detached Residence**  
For Sale By Private Treaty  
SOLD SEPTEMBER 2016

### WOODLANDS, BALLYMONEY, CO. WEXFORD



**Superbly Located Four Bedroom Residence With  
Integrated One Bed Apartment On C. 1 Acre**  
SOLD AUGUST 2016

### MOORE ROAD, GOREY, CO. WEXFORD



**Fine 4 Bedroom Residence  
With Detached Garage On C. 0.8 Acre Site**  
For Sale By Private Treaty  
SOLD JUNE 2016



## RECENT SUCCESSFUL SALES

### **RAHEENDARRIG, MONAMOLIN, GOREY, CO. WEXFORD**



**Beautiful 4 Bedroom Detached Property On C. 1 Acre Site**  
For Sale By Private Treaty  
SOLD NOVEMBER 2016

### **NO. 133, NEWBOROUGH GOREY, CO. WEXFORD**



**Two Bed Property Close To Gorey's Main Street**  
For Sale By Private Treaty  
SOLD APRIL 2016

### **'DAKOTA', MILLQUARTER, MONASEED, CO. WEXFORD**



**A Deceptively Spacious 4 Bedroom Dormer Residence**  
For Sale By Private Treaty  
SOLD OCTOBER 2016

### **NO 67 CLONATTIN VILLAGE, GOREY, CO. WEXFORD**



**A 3 Bed Semi-Detached Residence**  
For Sale By Private Treaty  
SALE AGREED OCTOBER 2016

**THINKING OF SELLING? - CONTACT US TODAY FOR A FREE SALES APPRAISAL**

## COMMERCIAL PROPERTIES CURRENTLY ON OFFER

### NO 61 MAIN STREET, GOREY, CO. WEXFORD



**A Prime Commercial / Investment Property**  
For Sale By Private Treaty  
**SALE AGREED NOVEMBER 2016**

### NO 74-75 MAIN STREET, BRAY, CO. WEXFORD



**High Profile Commercial Site**  
For Sale By Public Auction on Friday 16th December 2016

### 'SUGAR & SPICE', MAIN STREET, BUNCLODY, CO. WEXFORD



**Café, Bakery & Deli Business For Sale**  
The large café & deli area extends c. 80m<sup>2</sup> with seating for 30. The bakery and café are fully equipped and in a good state of repair.

### NEWLINE, CARNEW, CO. WICKLOW



**Industrial/Commercial Units For Lease**  
This modern premises is located on the perimeter of Carnew town within walking distance of the main street. Substantial area available for lease suitable for many types of businesses.

**DON'T MISS OUT ON FUTURE COMMERCIAL OPPORTUNITIES - SIGN UP TODAY**



### Property Alert

Sign up and take the first step  
in finding your dream home



**Sign Up Today**



## WHY ARE VALUATIONS SO IMPORTANT?

Valuations are a critical part of the property business. They are used for a number of different purposes. Most people would associate a valuation with putting their property on the market. However, there are other very important reasons for valuations apart from property sales. A lot of valuations relate to lending and mortgage purposes.

We have witnessed from the property crash, the importance of accurate valuations being carried out by reputable agents. Banks now see the importance of using regulated Valuers who have an in depth knowledge of the market in their own area.

**QUINN** PROPERTY is a registered valuer and complies with the mandatory international 'Red Book' standard for RICS Valuers, a clearly identifiable designation for the best regulated and qualified professionals. A major aspect of our business and valuations is for Farm Transfer & Probate Purposes. Our experience and knowledge of the procedures involved is unrivalled as Valuers, we understand different areas of succession and the implications attached. It is hugely important that you get the right advice at this time, particularly with Farm Transfers, Agriculture Relief and a number of other schemes which are currently available for family farms.

**CALL US TODAY ON 053 94 80000 For Your Valuation Needs**

**LOG ON TO OUR WEBSITE FOR FREQUENTLY ASKED QUESTIONS**



**Why Choose QUINN PROPERTY?**  
Dolores Dunbar



**Preparing your home for marketing?**  
Cliona Woodbyrne



**Should I have my finance arranged?**  
Jean Humphreys

**QUINN PROPERTY, GOREY**

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Frequently Asked Questions



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## WHY CHOOSE US?

- Proven Track Record
- Experts in Public Auctions & Residential Sales
- Fully Qualified and Experienced Staff Who Care
- Recognised SCSi & RICS Members
- Redbook & Bank Valuations
- Quality Customer Service & Reliability
- Discretion Guaranteed



PSRA No. 002020

## Directions To **QUINN** PROPERTY From M50 Dublin

Follow Dublin follow M11 to Wexford. Take exit 22 from M11, Continue onto to R772 (old Arklow road) to Gorey. **QUINN** PROPERTY, 26 Main Street, Gorey, Co. Wexford, Y25 DP60 is in on the right hand side mid way up the Main Street. **GPS Coordinates** Latitude, Longitude: 52.675879,-6.293804



## Contact Us:

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sales@quinnproperty.ie  
☎ 053 94 80000  
📠 053 9480097



# QUINN PROPERTY

quinnproperty.ie



**BALLYMUPHY, TULLOW, CO. CARLOW**  
Excellent C. 187 Acre Residential Holding  
For Sale By Private Treaty

**SOLD SEPTEMBER 2016**