Quinn Property
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Galbally, Curracloe, Enniscorthy

Starting Bid: €450,000.00







For sale by Quinn Properties via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

LOCATION & DESCRIPTION:
This well-appointed residence is situated 4km from Curracloe Blue Flag Beach, which is one of the best-known beaches in Ireland having featured in the five-time Oscar winning film Saving Private Ryan.` The nearby Raven Wood also offers a variety of nature and walking trails. Curracloe village is within 2km and offers a hotel, bars, filling station, convenience store and sports teams. Indeed, the renowned Shelmaliers GAA Club is within 1km of the residence offering fantastic sporting facilities. Castlebridge is within 3.5km and offers restaurants, primary school, doctors` surgery, convenience stores and bars. Wexford town is 7.5km and offers an extensive selection of retail stores, bars, restaurants, hotels, coffee shops, primary schools, secondary schools and third level education.

Set on C. 2.12 acres, this spacious family home offers an exceptional sense of light and scale, with high ceilings and superb natural light streaming through the interiors throughout the day. The property presents a wonderful opportunity to create a truly bespoke home in a

generous and private setting. A detached garage provides further potential for conversion into a self-contained annex, subject to the necessary planning permission. Accommodation comprises as follows:

Porch: 1.51m x 1.90m Tiled flooring, abundance of natural light
Hallway: 5.62m x 5.6m Tiled flooring, stairway to first floor, feature stained glass windows
Living Room: 4.53m x 6.06m Laminate flooring, feature Barnacullia Granite, fireplace with open fire, bay window, French doors to kitchen
Kitchen/Dining Room: 3.85m x 6.06m Linoleum flooring, fitted kitchen, tiled backsplash, cooker,
Utility Room: 2.75m x 2.39m Tiled flooring, door to rear garden
Boot Room: Tiled flooring, shelving
Bedroom 4: 2.74m x 3.28m Laminate flooring
W.C.: 1.04m x 1.45m Tiled flooring, W.C., W.H.B.
Sitting Room: 4.48m x 4.55m Laminate flooring, feature brick fireplace with solid fuel stove, bay window, scenic views
Landing: 12.25m x 4.82m Laminate flooring, fitted wardrobes
Bathroom: 2.38m x 3.29m Fully tiled, W.C., W.H.B., corner bathtub with shower
Bedroom 3: 3.52m x 4.06m Laminate flooring, dual aspect
Bedroom 2: 3.49m x 2.41m Laminate flooring, scenic views
Master Bedroom: 4.12m x 4.69m Laminate flooring, dual aspect, fitted wardrobes
En-Suite: 3.01m x 3.57m Fully tiled, W.C., W.H.B., bath, shower

OUTSIDE:
The property is approached via a concrete driveway with mature lawns to both sides. A south-facing patio sits to the side of the residence, ideal for enjoying all-day sunshine, while the expansive lawns are framed by mature trees and established shrubbery, creating a private and tranquil setting. The home is further enhanced by quality external features including Marley roof tiles with distinctive hip bonnets imported from the UK, and classic brick chimneys that add character and charm. A large, detached triple-aspect garage offers an extremely versatile space with excellent potential for conversion, subject to the relevant permissions.

SERVICES AND FEATURES:
Mains Water
Septic Tank
Oil-Fired Central Heating
Large Garage (C. 8.2m x 4.5m)
East Facing Front Garden
West Facing Rear Garden
High Ceilings (2.5m)
Property Extends To C. 216m2
Built: 1998

BER: C1
BER No: 119073062
Total floor area: 216.5sq.m

To view or make a bid contact Quinn Properties or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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