

Ref: P3874

NO. 13 CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 DD71



QUINN PROPERTY
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WELL APPOINTED 4 BEDROOM DETACHED FAMILY HOME IN EXCELLENT LOCATION

For Sale By Private Treaty



LOCATION:

Clonattin Village is located on the northern side of Gorey's town centre, it is a modern and popular residential development with all amenities within walking distance, to include schools, shops, GAA facilities and Gorey Rugby Club. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, educate together and a Gaelscoil, along with a wealth of retail outlets, restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities. The house is a ten minute drive from beaches and golf courses to include Courtown and Ballymoney Golf Clubs. Access to the M11 is only a ten minute drive leaving Dublin a very comfortable drive of one hour. Wexford is a 30 minute drive, Enniscorthy 20 minutes.

DESCRIPTION:

This is a fine 4 bed detached dormer residence is presented in excellent condition and extends to 125m². The accommodation is well laid out with a comfortable sitting room, spacious kitchen and sunroom / dining area to the rear. Accommodation comprises of:



Entrance Hall:	6.2m x 1.8m	Tiled floor, stairs to first floor. Under stairs storage, hot press & closet.
Sitting room:	4.2m x 3.8m	Carpet, open fire .
Kitchen/Dining room	4.3m x 3.5m	Fitted kitchen with waist and eye level units, integrated electric oven, electric hob, electric fan, dishwasher, freezer, tiled floor and tiled Splashback.
Conservatory	3.1m x 3.1m	Tiled floor, double doors to rear garden.
W.c.:	1.9m x 1.2m	W.c., w.h.b., tiled floor - high quality white sanitary ware.
Utility Room:	2.0m x 1.9m	Fitted units, washing machine, dryer, tiled floor, back door.
First Floor Landing	2m x 1.4m	Carpet.
Bedroom 1:	3.6m x 3m	Laminated flooring, fitted wardrobe
Bedroom 2:	3m x 3m	Laminated flooring.
Bedroom 3:	5m x 3m	Marley flooring, bay window
Bedroom 4:	4.7m x 2.9m	Carpet, bay window
Ensuite:	3.8m x 1.2m	Tiled floor, w.c., w.h.b., shower
Bathroom:	2.1m x 1.8m	Fully tiled, bath, shower, w.c., w.h.b





GARDEN / OUTSIDE:

There is a concrete driveway with private parking and a small lawn area to the front and also off street parking. Enclosed garden to the rear with side access.

SERVICES AND FEATURES:

Oil Fired Central Heating

All Mains Services

Large Green Areas, Ideal For Childrens' Outdoor Activities

Quality Landscaping

Property Extends To 125 m²



BER DETAILS:

BER C1

BER No.

Energy Performance Indicator: m²/yr



DIRECTIONS:

Turn right for Clonattin Village, take the first left and it's the 3rd house on the left with a **QUINN PROPERTY** signboard, Eircode Y25 DD71



THIS PROPERTY IS A PERFECT FIRST TIME BUYER OR FAMILY HOME / VIEWING IS BY APPOINTMENT ONLY

A.M.V. €270,000



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