

Ref: 4498



APARTMENT NO 51 PRIORY COURT, BLOCK 4, ST MICHAEL'S ROAD, GOREY,  
CO. WEXFORD Y25 FP27

BER E2

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# SUPERB TWO BEDROOM APARTMENT IN AN EXCLUSIVE APARTMENT COMPLEX

## For Sale By Private Treaty



### LOCATION:

'Priory Court' speaks for itself with its most desirable and highly sought after location just off Gorey's Main Street. With all amenities on the doorstep, to include Churches, Schools, Gorey Medical Centre, Supermarkets and shops, it offers complete privacy and security, being an entirely gated complex. Gorey's train station is a couple of minutes walk, while access to the M11 and M50, Gorey to Dublin route, is only 5 minutes drive away - ideal for any commute.

### DESCRIPTION:

Priory Court is an exceptional apartment complex built around the original Loreto Convent, dating back to the 1840's. It consists of four apartment blocks with a central Courtyard that has been constructed and designed to the highest standard which is immediately evident to the eye on entering the development.

No. 51 is located in the original part of the old Loreto Convent and includes some striking features with a spacious entrance hall, high ceilings and columns, ornate cornices and decorative stairway leading to the individual apartments. Located on the 1st floor, it has dual access, via a lift and stairway. This apartment is situated in a lovely quiet area, the main living area and master bedroom benefit from views overlooking an attractive courtyard. It is a bright, spacious and also has high ceilings and cornices as a feature in all the rooms. The apartment comes with the benefit of an allocated private car parking space and access to a number of secluded garden/relaxation areas within the complex. Presented in pristine condition throughout, accommodation in No. 51 extends to c. 83.98 m<sup>2</sup> and comprises as follows:



Main Entrance Hall	4.4m x 1.3m	Tiled floor
Inner Hall	1.0m x 2.2m	Tiled floor, coving
Main Living Room / Dining Area	4.3m x 4.25m and 3.1m x 2.7m	Solid Russian Larch timber floor with windows overlooking courtyard, high ceilings with ornate coving, hot press and closet
Kitchen	2.75m x 3.0m	Tiled floor, fully fitted presses at floor and eye level, integrated electric oven, hob and dishwasher, washing machine, microwave, fridge freezer, extractor fan, ornate coving
Bedroom 1 (Master)	3.5m x 3.95m	Solid Russian Larch timber floor, wardrobes, window overlooking courtyard, coving
Ensuite	1.0m x 2.3m	Fully tiled, extractor fan, w.c., w.h.b., shower, coving
Bedroom 2	3.9m x 3.6m	Solid Russian Larch timber floor, fitted wardrobes, coving
Main Bathroom	2.5m x 2.35m	Tiled, w.c., w.h.b., shower and bath





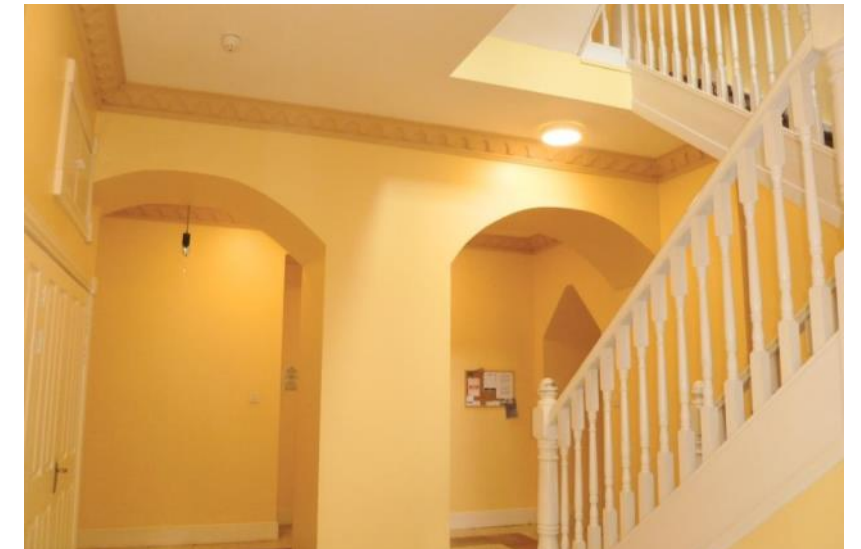
### **OUTSIDE:**

The Priory Court Development is approached via electric gates. The grounds are beautifully manicured and well presented with an abundance of mature trees and shrubberies scattered throughout the development, including many attractive features such as Courtyard, private gardens, patio area, gazebo - a haven of peace and tranquillity for residents.



### **SERVICES AND FEATURES:**

Property Extends To C. 83.98sq.m. (c. 903.95sq.ft.)  
 All Main Services  
 Electric Storage Heating  
 Intercom System  
 Timber Framed Double Glazed Windows  
 Allocated Parking  
 Gated Complex  
 Management Fee €2,200.00  
 Option To Purchase All Furniture



### **BER DETAILS:**

BER : E2  
 BER No: 107556805  
 Energy Performance Indicator: 345.32kWh/m²/yr



**Superb Two Bedroom Apartment In An Exclusive Apartment Block**

**Viewing Strictly By Appointment Only**

**A.M.V. €235,000**



# QUINN PROPERTY

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## DIRECTIONS:

Priory Court is situated just off Gorey's main street on St Michael's Road beside St Michael's Church.

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