

Ref: P4649

No 40 Eire Street, Gorey, Co Wexford Y25 CX82



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TRADITIONAL 3 BED MID-TERRACE TOWN HOUSE ON A LARGE SITE WITH FURTHER POTENTIAL (S.T.P.P) For Sale by Private Treaty



LOCATION:

The property is situated on Eire Street, one of the older established areas of Gorey and a short walk from the main street and all amenities. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools as in primary, secondary, post leaving, adult education, Educate Together and a Gaelscoil along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown and Ballymoney Golf Club. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.



DESCRIPTION:

The property is a three bedroom mid terrace residence with accommodation comprising of entrance hall, kitchen come living room with solid fuel boiler stove, scullery, bedroom with ensuite bathroom and WC. There are two further bedrooms on the first floor. All main services are present. There is a small pebbled walled garden to the front of the house with a large garden/lawn area to the rear with huge potential S.T.P.P. It has front access on to Eire Street and pedestrian access to SuperValu from the back garden.

Accommodation comprises of:



Entrance Hall:	2.1mx 1.9m	Stairs, under stairs storage
W.C.	1.6m x 1.0m	W.c.
Kitchen/Living Room:	3.1m x 4.5m	Solid fuel boiler stove, Marley flooring
Scullery	1.6 m x 1.0m	Back door, gas cooker
Bedroom 1:	3.1m x 2.6m	Marley flooring
Ensuite:	2.3mx 1.8m	Fully tiled, wc, whb, shower



Landing:

Bedroom 2 4.6 m x 3.5m Marley flooring, open fire, hot press, wardrobe

Bedroom 3: 3.1m x 2.7m

SERVICES AND FEATURES:

All Main Services

Solid Fuel Heating System

Property Extends To: 66.6m²

Built: 1932

BER DETAILS:

BER: E2

BER No. 110605433

Energy Performance Indicator: 376.97 kWh/m²/yr

Directions: Follow Eircode Y25CX82



A Very Suitable Property In A Convenient Location. Early Viewing Is Recommended

A.M.V. €175,000



26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020



34 Main Street, Carnew, Co. Wicklow Y14XW25

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