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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.

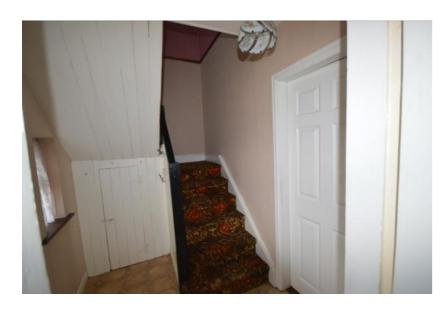
Kitchen/Living 3.1m x 4.5m Solid fuel boiler stove, Marley flooring

Room:

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

3.1m x 2.7m Bedroom 3:





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



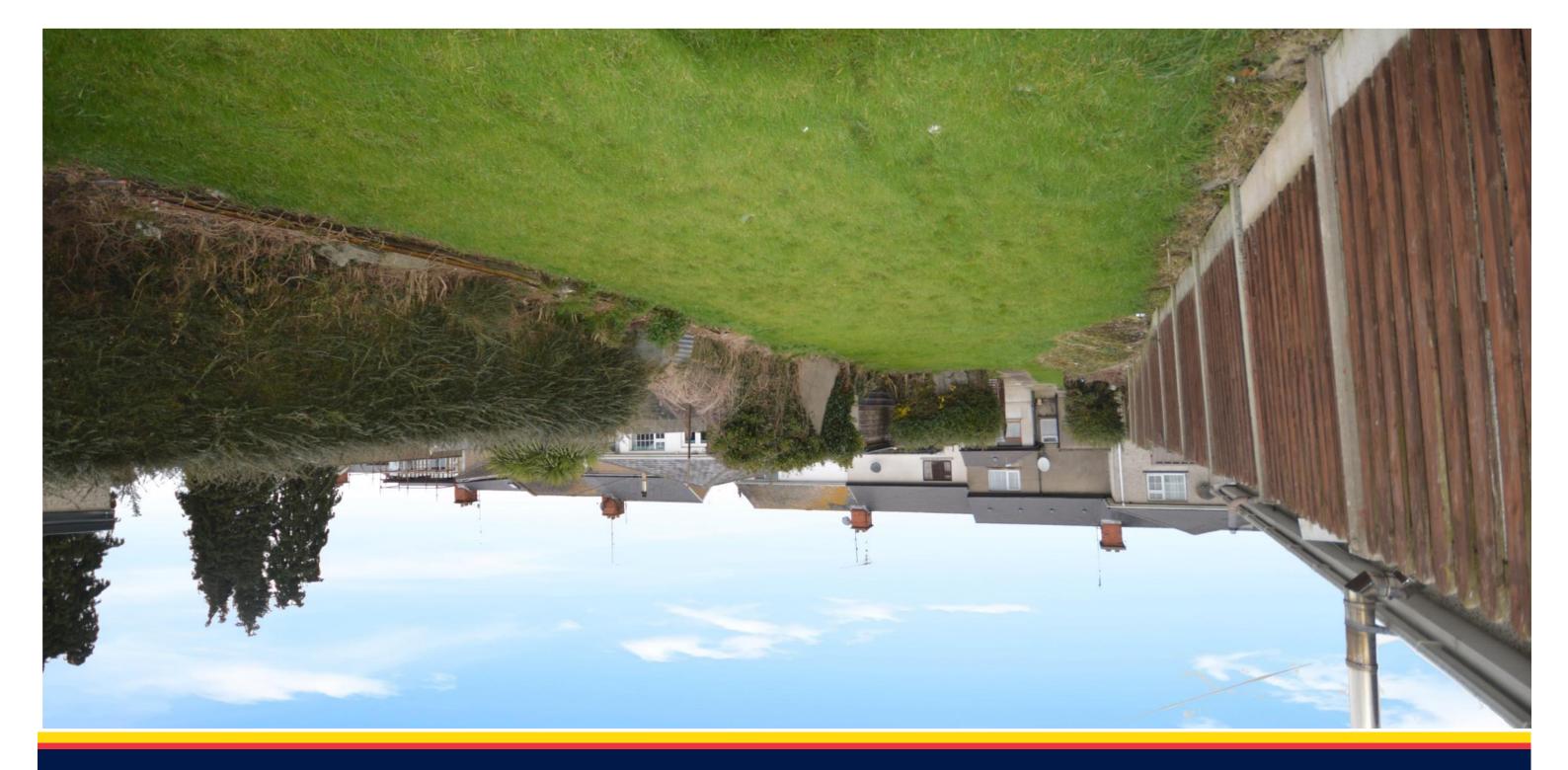
A Very Suitable Property In A Convenient Location. Early Viewing Is Recommended

A.M.V. €175,000

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these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale. The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of

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