

Ref: P5196

NO 19 OAKWOOD, RAMSTOWN, GOREY, CO WEXFORD Y25 FX74



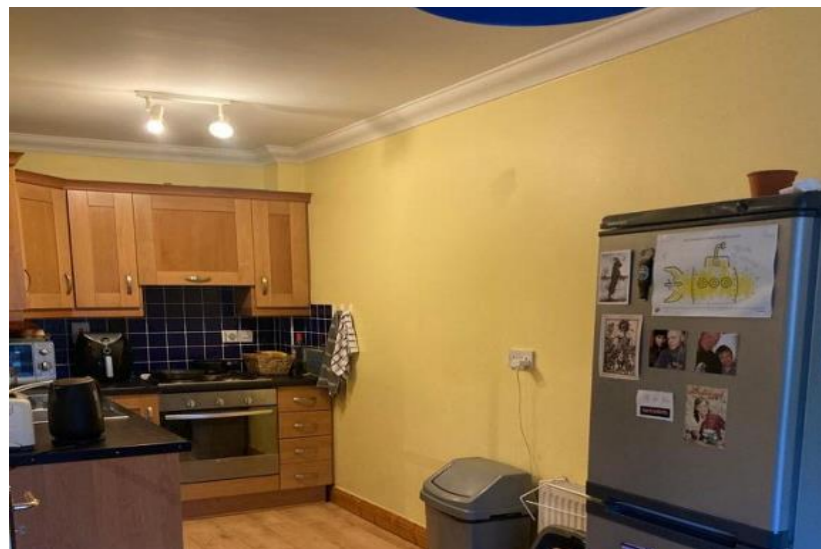
BER D1

QUINN PROPERTY

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A WELL PRESENTED 2 BED END OF TERRACE RESIDENCE IN A CONVENIENT LOCATION

For Sale By Private Treaty



LOCATION: Oakwood enjoys an excellent location within walking distance of Gorey town centre and is close to all local amenities ie shopping centre, bus and rail routes, primary, secondary & third level schools, restaurants, bars and hotels. Gorey town is located just a 45 min drive from South County Dublin, Wexford town is just a 30 min drive and Enniscorthy a 20 min drive.

DESCRIPTION:

Oakwood development was constructed in 2004 and No 19 is presented in excellent condition throughout, comprising of entrance hall, sitting room, kitchen/diner on the ground floor and the landing and 2 double bedrooms, ensuite and family bathroom on the first floor.

There is an off street parking area to the front of the property and an enclosed gravelled garden to the rear. Accommodation comprises of:

Entrance Hall:	5.1m x 1.4m	Laminate floor, staircase, coving
Sitting Room:	3.8m x 3.0m	Laminate floor, open fire, sliding door to rear garden
Living Room:		
Kitchen/Diner:	5.4m x 2.3m	Fitted kitchen, electric oven, electric hob, extractor fan, washing machine, dryer, tiled splashback, laminate floor
W.c.:	1.6m x 0.8m	Tiled floor, w.c., w.h.b.
Landing:	2.7m x 1.0m	Carpet, hotpress
Bedroom 1:	3.9m x 3.1m	Laminate floor, fitted wardrobe
Ensuite:	1.8m x 1.8m	Shower, w.c., w.h.b.
Bedroom 2:	4.0m x 2.6m	Laminate floor, fitted wardrobe
Bathroom:	1.8m x 1.8m	Tiled floor, bath, w.c., w.h.b.





SERVICES AND FEATURES:
Oil Fire Central Heating
Mains Water
Mains Sewage
Property Extends To: 64.79m²
Built: 2004



BER DETAILS:
BER: D1
BER No. 114459498
Energy Performance Indicator: 58.48kWh/m²/yr



**An Ideal Starter, Retirement Or
Investment Property
Viewing By Appointment Only**



A.M.V. €190,000

QUINN PROPERTY

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DIRECTIONS: Follow Eircode: Y25 FX74

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

