

Ref: P5300

NO.7 OAKRIDGE, CLONATTIN UPPER, GOREY, CO. WEXFORD, Y25CD42



BER **C3**

QUINN PROPERTY

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DECEPTIVELY SPACIOUS, 3 BEDROOM, SEMI DETACHED RESIDENCE IN A PRIME LOCATION

For Sale By Private Treaty

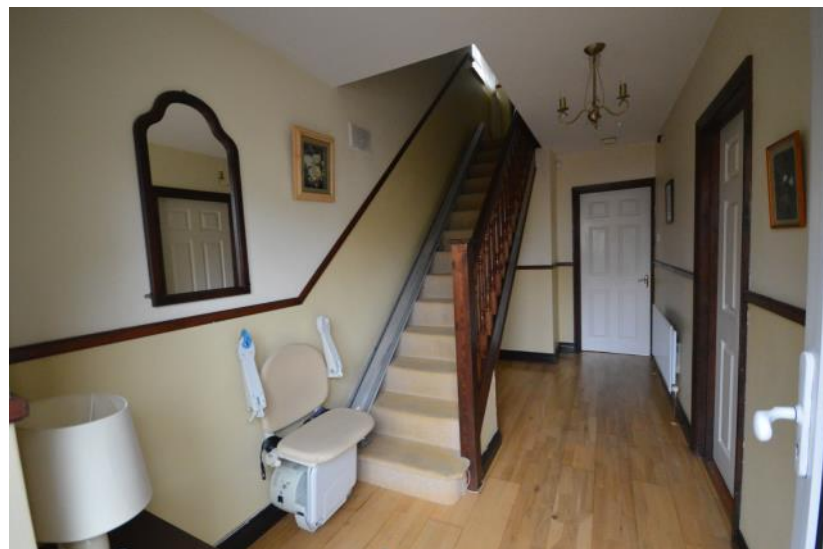
LOCATION:

No. 7 enjoys a superb corner site location within this small exclusive development of only 14 attractive and well maintained family homes. Oakridge is a much sought after mature residential estate within walking distance of Gorey's extensive array of amenities including an excellent choice of schools in primary, secondary, post leaving and adult education, along with an excellent choice of restaurants, shops, pubs, award winning hotels, theatre and leisure amenities, numerous sandy beaches and golf clubs to include Courtown and Ballymoney. No. 7 has the benefit of being a stone's throw from Gorey RFC and Naomh Éanna GAA Club. Gorey offers excellent daily commuter services with Bus Eireann and the local train station. Access to the M11 is only a few minutes' drive, leaving Dublin a comfortable hour's drive.

DESCRIPTION:

The house enjoys the benefit of a large corner site where potential to extend may be a possibility, subject to the relevant planning permission being obtained. It was constructed in 1997 and extends to c. 119 m². The property also benefits from a generous south facing mature garden as well as a substantial pebbled area to the front and side, it has private parking to the front. This home is presented in excellent condition throughout and is ready for immediate occupation. Accommodation comprises as follows:

Entrance Hall:	4.8m x 2.0m	Laminate floor, under stairs storage.
Sitting Room:	5.2m x 4.1m	Carpet, bay window, open fire with stove inset.
Kitchen:	5.2m x 4.0m	Spacious bright fitted kitchen with waist and eye level units, electric oven, electric hob, extractor fan and fridge. Tiled floor and tiled splash back. Sliding door to the rear garden.
Utility Room:	2.5m x 1.5m	Tiled floor, door to the rear of the property, washing machine and central heating oil burner.
W.C.	1.5m x 0.8m	W.c., w.h.b., tiled floor.
Landing	2.6m x 2.0m	Carpet, shelved hot press.
Bedroom 1:	4.0m x 4.0m	Timber floor and wardrobe.
En-suite:	2.6m x 0.8m	Shower, w.c., w.h.b., timber floor.
Bedroom 2:	5.2m x 2.7m	Timber floor, fitted wardrobe, bay window.





Bedroom 3: 3.5m x 3.5m Timber floor, fitted wardrobes.

Bathroom: 4.3m x 2m Laminate floor, w.c., w.h.b. bath with side panel and fully tiled walls.

Outside front & rear.

South facing mature garden/ lawn areas, substantial pebbled garden to the front and side with ample private parking to the front.



SERVICES AND FEATURES:

All Mains Services

Oil Fired Central Heating

Property Extends To: 119m²

Block Construction

Built: 1997

Superb Location

Recreational Amenities On The Doorstep



BER DETAILS:

BER: C3

BER No. 105910178

Energy Performance Indicator: 201.8 kWh/m²/yr



This Is A Superb Family Home And Early Viewing Is Highly Recommended.

A.M.V. €300,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



DIRECTIONS: Follow Eircode Y25 CD42

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26 Main Street, Gorey, Co. Wexford Y25DP60

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