

Ref: P5354

BER C2



NO. 54 STATION COURT, THE AVENUE, GOREY, CO. WEXFORD Y25 DH61

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# SUPERB 2 BEDROOM APARTMENT IN PRIME AND CONVENIENT LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

No. 54 Station Court is located in one of the most sought after residential locations in Gorey town, being immediately opposite Gorey Shopping Centre, adjacent to the Railway Station and a short stroll along the picturesque, tree-lined avenue to the bustling Main Street. It is part of an exclusive and private enclave of apartments and townhouses built in 2006. Presented in excellent condition, the apartment comes with a designated car parking space with visitor parking also available. The external grounds and gardens are very well maintained with a large green recreational area and an attractive selection of mature trees and shrubs. The apartment is just a 5 minute drive from Junction 23 and the M11, leaving a commute to south Dublin of about 50 minutes.

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 Golf and Ballymoney Golf Club, swimming and leisure centres. 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. The apartment is deceptively spacious with accommodation to include:



Entrance Hall:	2.28m x 1.40m	Laminate wood flooring, access phone/intercom for Block entrance
Inner Hall:	5.71m x 1.10m	Laminate wood flooring
Sitting Room:	4.40m x 4.59m	Carpet, dual view aspect with balcony doors and window, Dimplex fire
Kitchen/Diner:	4.04m x 2.91m	Laminate wood flooring, fitted kitchen units, American style fridge freezer, oven, hob, extractor fan, worktop, sink, tiled splashback, fitted storage unit
Storage Press:	1.58m x 1.29	Laminate wood flooring, large storage area
Master Bedroom 1:	4.38m x 2.95	Carpet, built in double wardrobes
Ensuite:	1.85m x 2.31m	Tiled floor, w.h.b., w.c., electric shower
Bedroom 2:	4.03m x 2.95m	Carpet, built in wardrobe
Hot Press:	0.70m x 1.00m	carpet
Bathroom:	2.42m x 2.50m	Tiled floor, w.c., w.h.b., bath with overhead shower





#### SERVICES AND FEATURES:

All Mains Services

Gas Central Heating

Property Extends To: ?????m<sup>2</sup>

Built: 2006

Superb Location With Gorey Shopping Centre Across The Road

Gorey Train Station A 5 Minute Walk

Private Parking

Visitor Parking

Maintenance Fees: Approx. €140 p.m. To Cover General Upkeep Of

Common Areas, Lawns, Refuse And Car Parking Disc

All Contents Included In Sale



#### BER DETAILS:

BER: C2

BER No. 100430073

Energy Performance Indicator: 183.61 kWh/m<sup>2</sup>/yr



This Is A Unique Opportunity  
To Acquire A Starter Family Home Or  
An Investment Property.  
Viewing Is By Appointment Only



**A.M.V. €210,000**

# QUINN PROPERTY

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