

Ref: P5469

NO. 67 HAZELWOOD, GOREY, CO. WEXFORD Y25 T658



BER D1

QUINN PROPERTY

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A SUBSTANTIAL 4 BED DETACHED 2 STORIED FAMILY HOME WITH ANNEX

For Sale By Private Treaty



LOCATION:

No. 67 enjoys an excellent location within one of Gorey's most sought after developments. It is within a short stroll of Gorey's town centre, Aldi Supermarket, Gorey Community School, Naomh Eanna GAA Complex and Gorey Rugby Grounds. Gorey is recognised as one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education along with a wealth of retail outlets, restaurants, shops, pubs and award winning hotels offering a vast array of local leisure amenities. The house is a ten minute drive from a selection of sandy beaches and golf courses to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey and access to the M11 is only a ten minute drive from the house, leaving Dublin a very comfortable drive of one hour. Wexford is a 30 minute drive, Enniscorthy 20 minutes.

DESCRIPTION:

Standing on a fine corner site the property is presented in excellent condition throughout with generous accommodation extending to 173m². This meticulously, well cared for home is presented in pristine condition throughout.

Accommodation is bright and spacious and comprises of:



Entrance Hall: 3.0m x 1.2m
2.0m x 1.8m Solid wood flooring , stairs

W.C. : 1.5m x 0.8m W.C., w.h.b., tiled floor

Dining Room: 3.3m x 2.9m Solid wood flooring

Sitting Room: 5.5m x 4.0m Solid wood flooring, bay window, open fire

Living Room: 4.0m x 3.2m Solid wood flooring, double door to decking

Kitchen/Diner: 7.2m x 4.3m Fitted kitchen with waist and eye level units., electric cooker, hob extractor fan, granite worktop, free standing island, integrated dishwasher & tiled floor

Utility Room: 1.6m x 2.9m Fitted units, washing machine, dryer, back door, tiled floor

Landing: 4.0m x 1.3m
& 2.2m x 1.9m Carpet, hot press

Bedroom 1: 4.7m x 3.7m Carpet, fitted wardrobe

Ensuite: 2.9m x 0.8m W.C., w.h.b., shower, tiled floor

Bedroom 2: 3.8m x 3.1m Laminate floor, fitted wardrobe

Bedroom 3: 3.9m x 2.9m Laminate floor





Bedroom 4: 4.1m x 2.9m Laminate floor
 Bathroom: 2.3m x 1.9m Fully tiled, bath, w.c., w.h.b., heated towel rail, shower

OUTSIDE: Off street parking is available to the front with lawn area to the right hand side. A spacious enclosed rear garden lies to the rear with lawn and decking, the perfect setting for barbeques and entertaining. A substantial annex is situated to the left hand side of the property offering enormous potential for a variety of uses.



SERVICES AND FEATURES:
 Annex/Office 5m x 3m
 All Mains Services
 Oil Fired Central Heating
 Property Extends To: 173m² (excluding annex)
 Decking
 Built: 1999
 Superb Location
 Ample Visitor Parking



BER DETAILS:
 BER: D1
 BER No. 1148768881
 Energy Performance Indicator: 227.75kWh/m²/yr
 Directions: Follow Eircode Y25 T658



Comfortable Family Living In A Most Desirable Location
 Early Viewing Is Highly Recommended & By Appointment Only

A.M.V. €395,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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