

Ref: P5568

NO. 14 HUNTERS HILL, CREAGH DEMESNE, GOREY, CO. WEXFORD Y25 X5P6



QUINN PROPERTY
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BER A2

CONTEMPORARY STYLE, 'A' RATED, 3 BED SEMI-DETACHED RESIDENCE IN CONVENIENT LOCATION

For Sale By Private Treaty

LOCATION:

'Hunters Hill' is an exclusive development of 3 bedroom semi-detached family homes located a short distance from Gorey town centre where you will find an excellent choice of schools 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. Gorey Town Park with walking track, large playground, outdoor gym equipment, skate park and 2 football fields is a short walk from the house. 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:

This modern, bright home is built to the highest standard has boasts an 'A2' energy rating, a huge plus with today's rising energy costs. The contemporary style interior is bright and spacious with accommodation to include entrance hall, open plan kitchen / diner, sitting room and downstairs toilet on the ground floor with three bedrooms, the master being ensuite, and the main family bathroom on the first floor. The development itself has been designed with family living in mind where there are lovely green recreational areas to enjoy. The house is presented in excellent condition throughout with accommodation as follows:

Entrance Hall:	4.3m x 2.0m	Polished Porcelain tiles
W.C.	2.2m x 1.5m	Polished Porcelain tiles, w.c., w.h.b.
Sitting Room:	4.6m x 3.8m	Laminate flooring with double doors leading to
Kitchen/Diner:	6.0m x 3.5m	Polished Porcelain tiles, fitted kitchen with waist and eye level units, electric cooker, electric hob, dishwasher, fridge freezer, extractor fan, double door to an enclosed rear garden
Landing:	3.4m x 2.0m	Carpet, hot press
Bedroom 1:	4.0m x 3.2m	Carpet, fitted wardrobe
Ensuite:	2.8m x 1.3m	Laminate flooring, w.c., w.h.b., shower
Bedroom 2:	4.0m x 3.0m	Carpet, fitted wardrobes
Bedroom 3:	2.8m x 2.7m	Carpet
Bathroom:	2.0m x 2.0m	Laminate floor, bath, w.c., w.h.b.





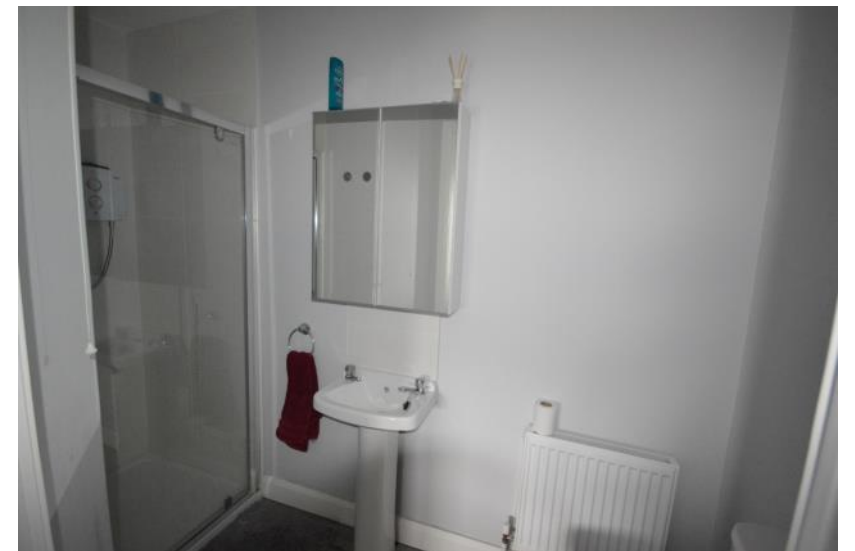
OUTSIDE:

Concrete parking area to the front with ample car parking space. A side entrance leads to an attractive enclosed rear garden.



SERVICES AND FEATURES:

'A2' Rated Family Home
All Mains Services
Air To Water Heating System With Zone Controls
Providing Underfloor Heating Downstairs & Radiators Upstairs
Quality Bespoke Kitchen
Polished Porcelain Tiles
Property Extends To: 98.3m²
Built: 2020



BER DETAILS:

BER: A2
BER No. 112986567
Energy Performance Indicator: 47.1 kWh/m²/yr



This Family Home Is Sure To Be Highly Sought After - Early Viewing Is Highly Recommended And By Appointment

A.M.V. €330,000

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