

Ref: P5580



NO 32 OAKWOOD, RAMSTOWN, GOREY, CO WEXFORD Y25 Y650

BER C3

QUINN PROPERTY

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A MOST IMPRESSIVE 3 BEDROOMED, 2 STORIED, DETACHED RESIDENCE

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 to include shopping centre, bus and rail routes, schools, restaurants, bars and hotels. Gorey is one of Wexford's most noted towns and is surrounded by an array of leisure amenities, sandy beaches and golf courses to include Courtown Golf Club and Ballymoney Golf Club. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

Oakwood, constructed in 2004, is a small development of 51 homes, within a short stroll of Gorey Shopping Centre and Tesco. No. 32 is presented in pristine condition throughout and briefly comprises of entrance hall, living room/diner, kitchen, w.c./utility room, three bedrooms, one ensuite and a bathroom. Most contents are included, full details available on request. The property has off street parking and a large well-maintained rear garden.

Accommodation comprises of:

Entrance Hall: 1.8mx 2.6m Timber floor

Inner Hall: 4.0m x 1.2m Timber floor

Kitchen: 5.0m x 3.3m Fitted kitchen units, dishwasher, Samsung oven/grill, hob, double "Franke" sink, Samsung "American Style" fridge freezer, door to rear garden allowing for an abundance of natural light

W.C./ Utility Room: 1.3m x 1.8m Tiled floor, w.c., w.h.b., plumbed for washing machine (at widest point)

Dining Room: 2.4m 2.9m Timber floor (a..p.w.)

Sitting Room: 4.3m x 3.6m Timber floor, unique fire place surround with open fire





First Floor

Landing:	3.0x 2.0m	Carpet (a.w.p)
Master Bedroom:	4.6m x 3.4m	Carpet, fitted wardrobes (a.w.p)
Ensuite:	1.5m x 1.7m	Tiled floor, electric shower, w.h.b., w.c.
Bedroom 2:	5.0m x 3.6m	Carpet, fitted wardrobes
Bedroom 3:	2.7m x 2.1m	Carpet



Bathroom:	2.2m x 1.7m	Tiled floor, w.c., w.h.b., bath, shower, tiled walls
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SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water & Sewage
South Facing Rear Garden
Off Street Parking
Double Glaze Windows
Property Extends To: 102m² and Built: 2004

BER DETAILS:

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BER No.

Energy Performance Indicator: kWh/m²/yr



Ideal Family Home
Viewing By Appointment Only
A.M.V. €312,000

QUINN PROPERTY

www.quinnproperty.ie

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DIRECTIONS: Follow Eircode: Y25 Y650

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

