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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.



Utility Room:



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./ 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



bath, shower, tiled walls



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:

BER: C3 BER No.

Energy Performance Indicator: kWh/m²/yr

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





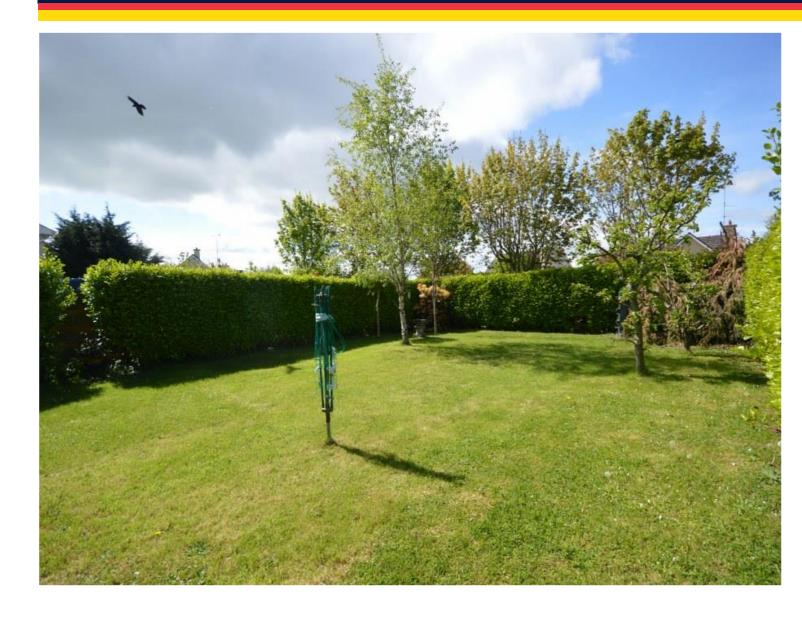


QUINN PROPERTY

www.quinnproperty.ie

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

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





DIRECTIONS: Follow Eircode: Y25 Y650

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