

Ref: P5766

NO. 11 CREAGH DEMESNE, GOREY, CO. WEXFORD Y25 T2Y1



QUINN PROPERTY
www.quinnproperty.ie

BER C1

Handsome, Recently Extended, 3 Bedroom Residence in Exceptional Location For Sale By Private Treaty



LOCATION:

Creagh Demesne is a mature development located along the Hollyfort Road, just 0.5km from Gorey's Main Street. Being one of the region's most noted towns, Gorey offers an excellent choice of primary & secondary schools, restaurants, shops, pubs, award winning hotels and sporting clubs. The surrounding areas of Ballymoney and Courtown boast a wonderful choice of sandy beaches and golf clubs. Dublin is a comfortable commute of less than one hour and an excellent daily service can be easily availed of by bus or train.

DESCRIPTION:

No. 11 Creagh Demesne presents itself in excellent condition with the benefit of an extended living/dining area that was added only 5 years ago. The property extends to an impressive 121m² and is decorated and presented to a high standard. Accommodation is bright and spacious and opens onto an enclosed garden area with side access. The front driveway is paved with a pebbled outdoor area to the left. This property comes to the market in turnkey condition and early viewing is essential. Accommodation comprises of:



Hall:	4.90m x 1.90m (AWP)	Laminate flooring, understair storage
Sitting Room:	5.10m x 3.40m	Laminate flooring, fire place with open fire
W.C.:	1.60m x 1.40m	Tiled, W.C., W.H.B., cabinet
Kitchen/Dining:	8.10m x 4.00m	Laminate flooring, fitted waist high and eye level units, electric oven and hob, integrated dishwasher, integrated fridge freezer, sliding doors to rear garden
Home Office:	4.20m x 2.00m	Laminate flooring
Utility Room:	2.60m x 1.50m	Laminate flooring, worktop, shelving, dishwasher and washing machine
Landing:	3.60m x 1.8m (AWP)	
Master Bedroom:	4.60m x 2.70m	Laminate flooring, fitted wardrobes and drawers, scenic views.
Ensuite:	2.70m x 1.00m	Laminate flooring, W.C., W.H.B., electric shower, vanity unit.



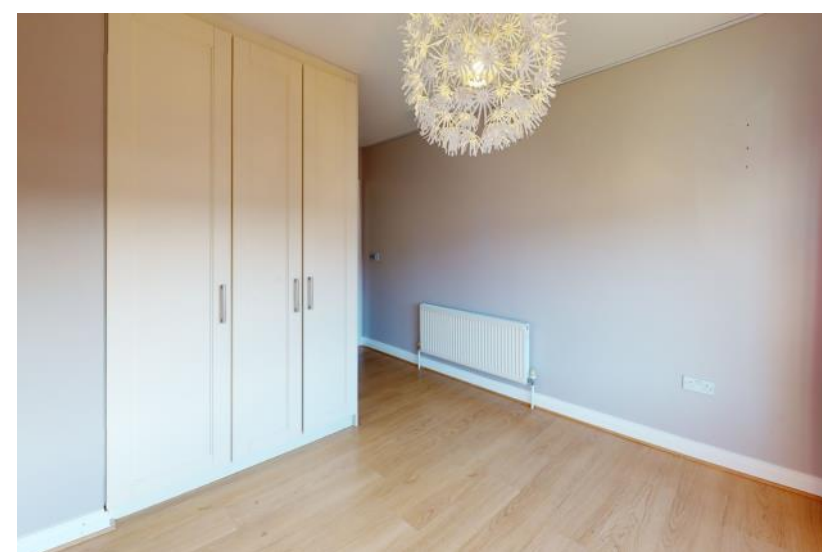


Hot Press:		Shelved
Bathroom:	2.90m x 1.90m	Fully tiled, W.C., W.H.B., heated towel rail
Bedroom 2:	4.20m x 2.90m	Laminate flooring, fitted wardrobes
Bedroom 3:	3.70m x 2.50m	Laminate flooring, fitted wardrobes



SERVICES AND FEATURES:

Oil fired Central Heating
Mains Water & Sewage
Dedicate Parking Space
Ample Visitor Parking
Outside Tap
Property Extends To: 121m²
Built: 2004



OUTSIDE:

The rear garden is accessed via a side gate and provides an artificial lawn as well as a garden shed.

BER DETAILS:

BER: C1
BER No. 116122581
Energy Performance Indicator: 170.38 kWh/m²/yr



Early Viewing Is Highly Recommended And By Appointment Only

A.M.V. €260,000

QUINN PROPERTY

www.quinnproperty.ie

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

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



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

