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NO. 87 CREAGH WOODS, GOREY, CO WEXFORD Y25 C2H9



BER B3

QUINN PROPERTY

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A WELL PRESENTED 2 BED SEMI DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

No. 87 enjoys a convenient location within easy walking distance of the town centre and its surrounding amenities such as shops, schools, hotels, restaurants, pubs, GAA grounds and sporting facilities. Creagh Woods is tucked away in a popular and sought after development with Creagh College, St. Josephs and Educate Together schools all on its door step. Gorey is one of north Wexford's most noted towns and is a short drive from an array of local Leisure amenities such as endless sandy beaches and golf courses to include Courtown and Ballymoney. Gorey Town is a comfortable 1 hour's commute from Dublin's City Centre and 30 minutes drive from Wexford town.



DESCRIPTION:

This spacious home extends to 89.36m² and is presented in excellent condition throughout boasting well apportioned rooms. It offers a wonderful opportunity for small family to re-locate into a turn key property. Outside to the rear is an enclosed rear garden with garden shed, lawn area and patio with side access. Accommodation comprises of:

Entrance Hall:	4.7m x 2.0m	Laminate floor, understair, w.c., w.c. w.h.b.
Sitting Room:	4.2m x 3.4m	Laminate floor, open fire (stove), double doors to kitchen/diner
Kitchen/Diner:	5.3m x 3.6m	Laminate floor, fitted kitchen with waist and eye level units, washing machine, dish washer, electric, electric cooker, electric hob, tiled splashback, door to rear garden
Landing :	3.0m x 1.8m	Carpet, hotpress
Bedroom 1:	5.1m x 3.3m	Carpet, fitted wardrobe
Bedroom 2:	4.6m x 3.0m	Carpet
Bathroom:	2.6m x 2.6m	Fully tiled, bath, w.c., w.h.b., shower

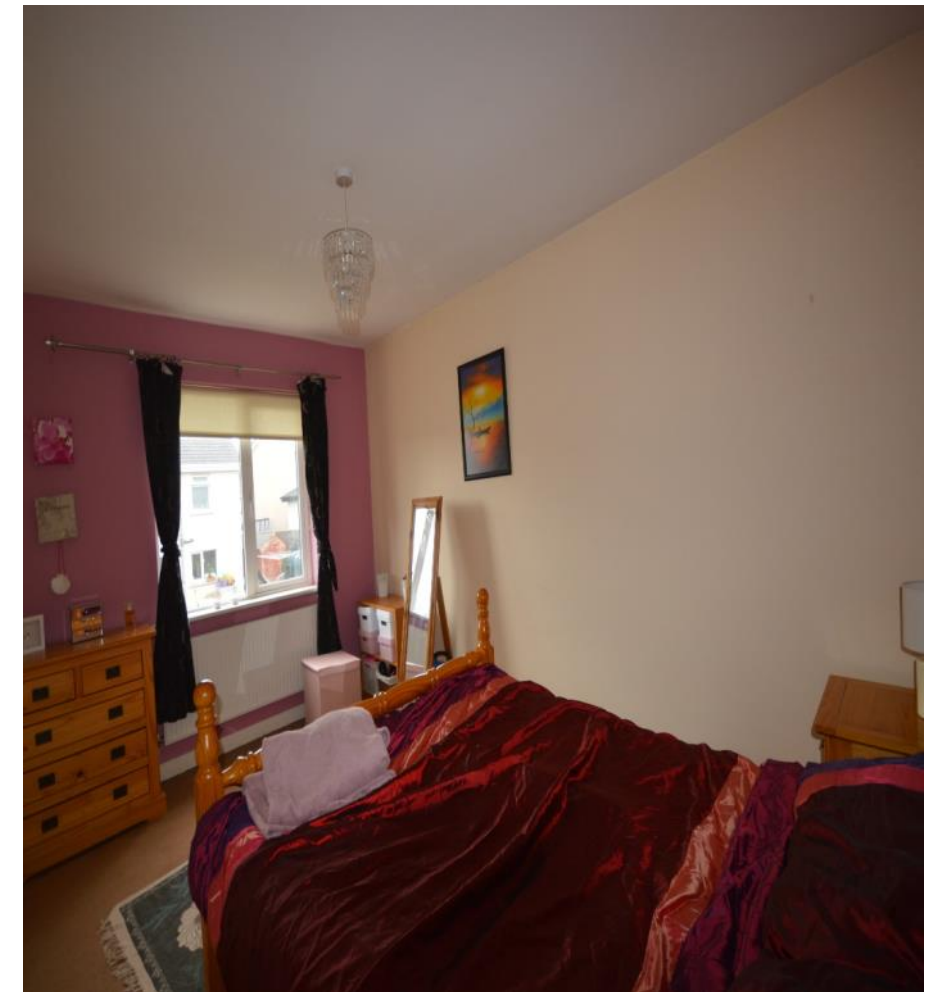




SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Mains Sewage
Garden Shed
Patio Area
Property Extends To: 89.36 m²
Built: 2006

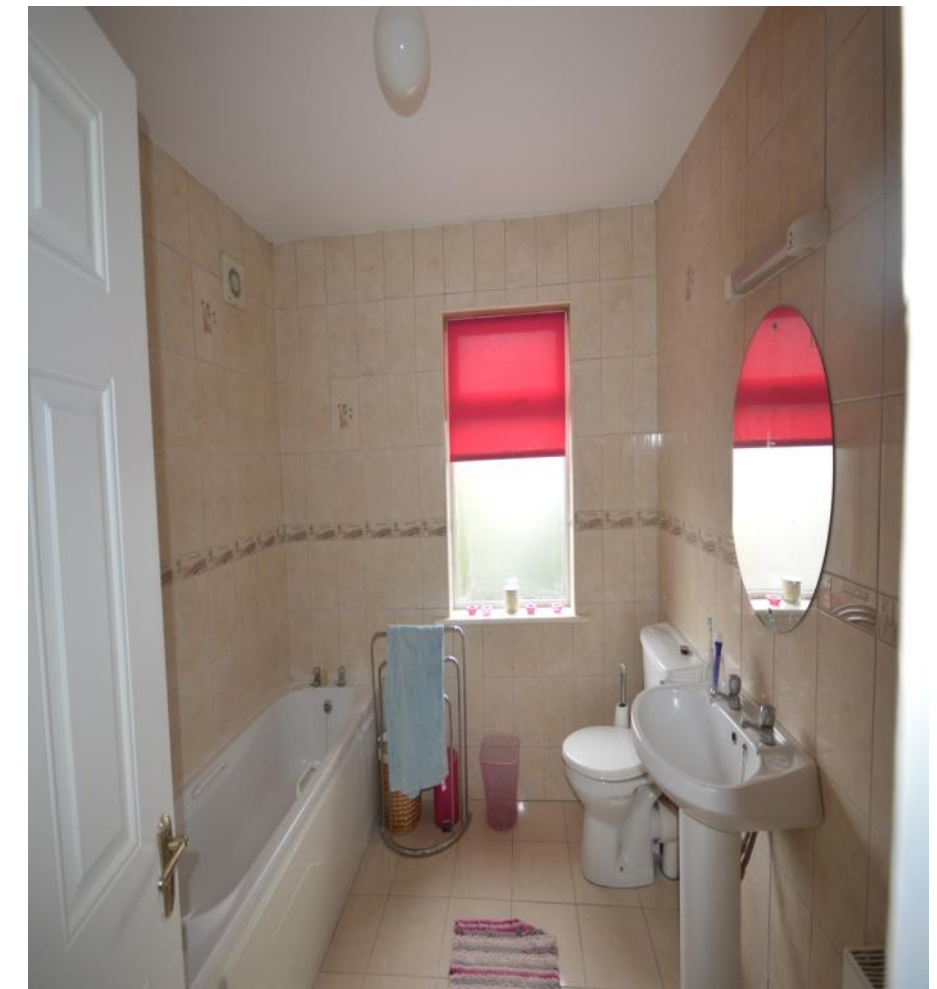
BER DETAILS:
BER: B3
BER No. 115356487
Energy Performance Indicator: 146.35 kWh/m²/yr

Directions: Follow Eircode Y25 C2H9



This Is A Rare Opportunity
To Acquire A 2 Bed
Residence Conveniently Located,
Early Viewing Recommended
By Appointment Only

A.M.V. €225,000





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