



NO 2 GRATTAN TERRACE, GOREY, CO. WEXFORD Y25 A309

Ref: P5816

BER B3

QUINN PROPERTY

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MOST ATTRACTIVE, 4 BEDROOM TOWNHOUSE IN CENTRAL LOCATION FOR IMMEDIATE SALE BY PRIVATE TREATY

LOCATION:

This attractive town centre property is hard to beat as regards location, being only 60 meters from the Main Street. Situated across from St. Michael's Church, next door facilities include Gorey Medical Centre, pharmacy, national school and crèche, while retail and other services are all available on the Main Street. Gorey has firmly established itself as one of the fastest growing towns in the region and offers 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, hotels, cinema, theatre, GAA and Rugby Grounds and a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Dublin is a comfortable commute of one hour.

DESCRIPTION: Built in 1910, accommodation extends 96m² and is presented in turn-key condition throughout. The property benefits from a substantial garden/yard to the rear (9m x 6m) that is presented in immaculate condition with two distinct areas by a selection of raised beds, it also has separate rear access. Accommodation comprises as follows:

Entrance Hall:	1.72m x 1.24m	Laminate flooring
Bedroom 4:	2.66m x 2.3m	Laminate flooring
Sitting Room:	4.45m x 5.32m	Laminate flooring, stove with feature fireplace, shelving stairs to first floor
Kitchen:	5.43m x 3.13m	Laminate flooring, fitted kitchen with waist & eye level units. Tiled splashback, electric Indesit oven & hob, Flavel dishwasher, Zanussi washing machine, Hotpoint fridge/freezer, sliding door to an enclosed substantial rear yard
Landing:	3.18m x 0.99	Carpet
Bedroom 1:	4.47m x 2.84m	Laminate flooring
Bedroom 2:	3.16m x 2.81m	Laminate flooring
Bedroom 3:	3.0m x 2.9m	Laminate flooring
Hot Press:	0.97m x 0.8m	Shelved
Bathroom:	3.19m x 1.67m	Tiled floor, wc, whb, bath with electric shower, cabinet

SERVICES & FEATURES

All Mains Services
Oil Fired Central Heating, Double Glazed Windows
Substantial Rear Garden Presented In Immaculate Condition, (9m x 6m)
Separate Rear Access
Ideal As Starter/Investment Or Retirement Home, Built 1910, Property Extends to c. 96m².

BER DETAILS:
BER B3
BER No. 105511471
E.P.I.: 147.67 kWh/m²/yr

A.M.V. €270,000

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