

Ref: P5830



NO. 50 STATION COURT, THE AVENUE, GOREY, CO. WEXFORD Y25 RX73

BER B2

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)



## SUPERB, GROUND FLOOR, 2 BEDROOM APARTMENT IN SHOW HOUSE CONDITION & GREAT LOCATION

### For Sale By Private Treaty



#### LOCATION AND DESCRIPTION:

No. 50 Station Court is located in one of the most sought after residential locations in Gorey town, being immediately opposite Gorey Shopping Centre with Dunnes Stores, coffee shops, pharmacy and retail outlets, it is adjacent to the Railway Station and a short stroll from Gorey's Main Street. The apartment is presented in immaculate condition and benefits from its own private entrance on the ground floor and has a designated car parking space along with visitor parking available. The external grounds and gardens are very well maintained in this development with mature trees and shrubs and a large green recreational area. The property is just a 5 minute drive from Junction 23 and the M11 leaving a commute to south Dublin just under an hour. Wexford town is a 30 minute drive and Enniscorthy a 20 minute journey.

Gorey has firmly established itself as one of the region's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres, Rugby and GAA Grounds. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour. Spacious accommodation is presented in turnkey condition and includes:



Entrance Hall:	9.7m x 0.9m & 1.7m x 1.5m	Marble tiles, 2 closets
Kitchen/Living: Incorporating Utility Room:	6.2m x 5.3m	Laminate and tiled flooring, fitted kitchen with waist & eye level units, fitted display unit, coving, electric oven, electric extractor fan, dishwasher, fridge freezer. Utility room has tiled splash back and is plumbed for a washing machine
Bedroom 1:	4.1m x 3.4m	Laminate flooring, sliding doors to private south facing decking area
En-Suite:	1.8m x 1.5m	Fully tiled, shower, wc, whb
Bedroom 2:	3.3m x 2.8m	Laminate floor, fitted wardrobes
Bathroom:	2.0m x 2.3m	Fully tiled, bath, wc, whb, shower over bath





#### SERVICES AND FEATURES:

All Mains Services  
 Gas Heating  
 Maintenance Fees, Approx. €58 Per Month  
 Property Extends To: 78.44m<sup>2</sup>  
 Built: 2006  
 Walking Distance To All Amenities  
 Walking Distance To Train Station  
 5 Minutes Drive To M11  
 Turnkey Condition



#### BER DETAILS:

BER: B2  
 BER No. 115169609  
 Energy Performance Indicator: 123.06 kWh/m<sup>2</sup>/yr



Early Viewing Is Highly Recommended For This Superb Apartment And Is By Appointment Only

**A.M.V. €235,000**



# QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

**Gorey:** 053 94 80000  
**Email:** [sales@quinnproperty.ie](mailto:sales@quinnproperty.ie)

**Carnew:** 053 94 26234  
**Email:** [info@quinnproperty.ie](mailto: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

