

QUINN PROPERTY

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Most Appealing, 2 Bedroom Townhouse With Magnificent South Facing Private Garden For Sale By Private Treaty



LOCATION AND DESCRIPTION:

Woodbury is an ever-popular development of just 75 homes. The property is located just off the Carnew road close to Gorey's 'Education Quarter' as well as the town centre and all amenities. Gorey Shopping Centre and Tesco are also within easy walking distance. Gorey is one of the region'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. The property is 50 minute commute from South Dublin and 30 minutes' drive from Wexford town.



This spacious home extends to c. 78m² and is presented beautifully and in turnkey condition. The property has designated parking to the front and an abundance of visitor parking is also available. The new owners will benefit from an exceptional enclosed garden that would not look out of place at the Chelsea Flower Show. An attractive patio and lawn area offers any prospective owner the opportunity to fully enjoy al fresco dining. This home will appeal to a wide array of purchasers from first time buyers, downsizers and those seeking an investment property, early viewing is highly recommended. Accommodation is in pristine condition and comprises of:

Entrance Hall: 4.9m x 1.0m Laminate floor

Sitting Room: 5.0m x 3.7m Laminate floor, open gas fire, coving, bay window

Kitchen/Dining Room: 5.0m x 3.0m Laminate floor, fully fitted wall and floor units, dishwasher, electric

oven, electric hob, fridge freezer

Utility Room: 2.3 x 1.0m Washing machine, dryer, shelving

Landing: 2.9m x 1.7m (at Hot press, carpet

widest point)

Master Bedroom: 5.0m x 3.3m Fitted wardrobes & carpet

Ensuite: 2.4m x 1.2m Tiled, shower, w.c., w.h.b.

Bedroom 2: 3.1m x 3.0m Fitted wardrobes, carpet

Bathroom: 1.9m x 1.7m Tiled, w.c., w.h.b., Bath, shower, over bath



SERVICES AND FEATURES:

Exceptional South Facing Rear Garden Solid Fuel & Oil Fired Central Heating Option To Purchase Contents All Mains Services Wired For Alarm Garden Shed Patio & Lawn Area Designated Parking Property Extends To: 78m² Built: 2002



BER DETAILS:

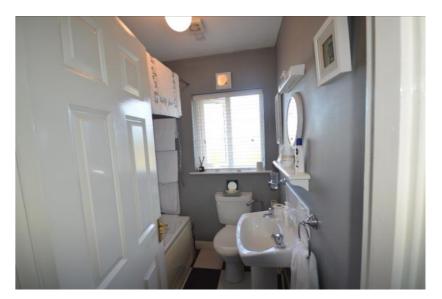
BER: C1 BER No. 110208790

Energy Performance Indicator: 165.92 kWh/m²/yr



Directions: Follow Eircode Y25 CY89







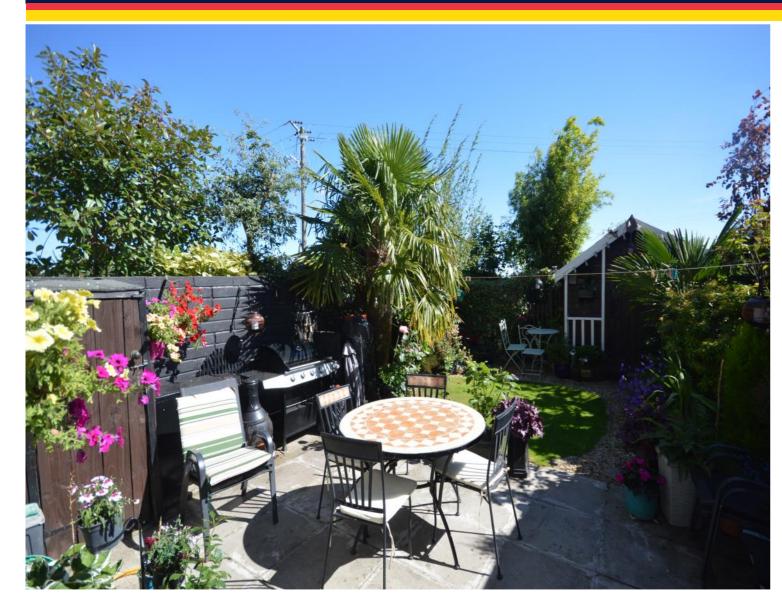
This Is A Rare Opportunity To Acquire A Delightful Home In An Ever-Popular Development.

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