

Ref: P5851

NO. 11 WOODBURY, GOREY, CO. WEXFORD Y25 YC89



BER C1

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. 78m<sup>2</sup> 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 widest point)	Hot press, carpet
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: 78m<sup>2</sup>  
Built: 2002



### BER DETAILS:

BER: C1  
BER No. 110208790  
Energy Performance Indicator: 165.92 kWh/m<sup>2</sup>/yr



Directions: Follow Eircode Y25 CY89



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

**A.M.V. €225,000**



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