

Ref: P5883

NO. 81 HAZELWOOD, GOREY, CO. WEXFORD Y25 CY58



BER C3

QUINN PROPERTY

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SPACIOUS 4 BEDROOM SEMI-DETACHED HOME IN A MOST SOUGHT- AFTER LOCATION

For Sale By Private Treaty



LOCATION:
No. 81 enjoys an excellent location within one of Gorey's most sought after developments. It is within a short stroll of Gorey's town centre, Aldi Supermarket, Gorey Community School, Naomh Eanna GAA Complex and Gorey Rugby Grounds. Gorey is recognised as one of the Southeast's most noted towns and offers an excellent choice of schools both primary and secondary along with a wealth of retail outlets, restaurants, pubs and restaurants. No. 81 is a ten minute drive from a selection of sandy beaches and golf courses to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey and access to the M11 is only a ten minute drive, leaving Dublin a very comfortable drive of one hour.



DESCRIPTION:
This bright and spacious property is presented in good condition throughout and will appeal to a variety of buyers. Upon entering the property, you will be impressed with the magnificent sense of space and light.

OUTSIDE:
Off street parking is available to the front of the property with lawn area to the left hand side. A spacious enclosed rear garden lies to the rear with lawn and a patio area, the perfect setting for barbeques and entertaining. Accommodation is bright and spacious and comprises of:



Entrance Hall-way:	4.9m x 2.4m	Laminate flooring, stairs to first floor
W.C. :	1.5m x 0.8m	W.C., W.H.B., tiled floor
Kitchen:	5.3m x 3.1m	Tiled floor, fitted waist high and eye level units, tiled splashback, electric oven & hob, side door to garden
Utility Room:	Incorporated above	Tiled floor, dryer, plumbed for washing machine, side door to garden
Dining Room:	3.6m x 3.5m	Laminate flooring, sliding door to patio area
Sitting Room:	5.1m x 3.7m	Laminate flooring, feature fireplace with open fire, French doors to dining room



Landing:	2.5m x 1.0m 1.0m x 1.1m	Carpet
Master Bedroom:	4.8m x 3.5m	Timber flooring, fitted wardrobe
En-suite:	Included above	Tiled floor, W.C., W.H.B., electric shower
Bedroom 2:	4.3m x 3.1m	Timber flooring
Bedroom 3:	3.5m x 2.8m	Timber flooring
Bedroom 4:	3.8m x 2.4m	Timber flooring, fitted wardrobe
Bathroom:	2.1m x 2.5m	Tiled flooring, W.C., W.H.B., bath with tiled surround

SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Property Extends To: 125 m²
Built: 1999
Superb Location
Outside Tap
Ample Visitor Parking

BER DETAILS:

BER: C3
BER No. 102257334
Energy Performance Indicator: 222.26kWh/m²/yr



Comfortable Family Living In A Most Desirable Location

A.M.V. €320,000

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26 Main Street, Gorey, Co. Wexford Y25DP60

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