

Ref: P5910



NO. 4 THE CLOSE, CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 FX37

**QUINN PROPERTY**

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**BER C2**

# HANDSOME 3 BEDROOM RESIDENCE IN AN EVER POPULAR DEVELOPMENT

## For Sale By Private Treaty



### LOCATION:

This property enjoys an excellent location in Clonattin Village, a very popular residential development that is in close proximity to Gorey's Main Street and all its amenities such as shops, supermarkets, restaurants, pubs, schools, churches, Gorey Rugby Club and Naomh Eanna GAA Club. It is only a 10 minute walk to the railway station and the R722 which connects Gorey to Dublin via rail and road. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour. Aside from its proximity to Dublin, Gorey also has the enjoyment of the nearby sprawling countryside and various beaches only 10 minutes drive away.

### DESCRIPTION:

The property is presented in excellent condition throughout with a substantial, well-maintained lawn to the rear. The rear garden offers huge potential for gardening enthusiasts' and is far larger compared to similar sized townhouses. Side access to this property is also available. Accommodation comprises as follows:



Entrance Hall:	2.0m x 1.4m	Tiled floor
Inner Hall:	2.7m x 2.0m	Tiled floor
W.C.:	1.7m x 1.6m	W.C., w.h.b.
Sitting Room:	5.5m x 3.7m	Laminate floor, fire place with open fire
Kitchen/Dining :	6.0m x 3.7m	Tiled floor, waist high and eye level fitted kitchen units, tiled splashback, extractor fan, electric oven and hob, washing machine, patio doors to rear garden
Landing:	3.7m x 1.7m	Timber floor
Master Bedroom:	4.9m x 3.4m	Timber floor, fitted wardrobe
En-suite:	Incorporated above	Tiled, w.c., w.h.b., electric shower
Bedroom 2:	3.4m x 3.1m	Timber floor, fitted wardrobe



Bedroom 3: 3.2m x 2.6m Timber floor, wardrobe  
 Bathroom: 2.1 x 1.9m Tiled, w.c., w.h.b.  
 Hotpress: 1.6m x 1.0m

#### SERVICES AND FEATURES:

Double Glazed Windows  
 Oil Fire Central Heating  
 Side Access  
 All Mains Services  
 Large , Well -Maintained Gardens  
 Well Located  
 Property Extends To: 104.38m<sup>2</sup>  
 Built: 2005



#### BER DETAILS:

BER: C2

BER No. 105475347

Energy Performance Indicator: 165.92kWh/m<sup>2</sup>/yr

DIRECTIONS: Follow Eircode Y25FX37



Attractive Townhouse Offering Large, Well- Maintained Gardens, Viewing Is By Appointment Only

**A.M.V. €230,000**

# QUINN PROPERTY

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