

Ref: P5925

NO. 182 THE HEATH, RAMSGATE VILLAGE, GOREY, CO. WEXFORD Y25 EV25



BER C1

QUINN PROPERTY

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Most Appealing Three Bedroom Semi-Detached Residence For Immediate Sale By Private Treaty



LOCATION:

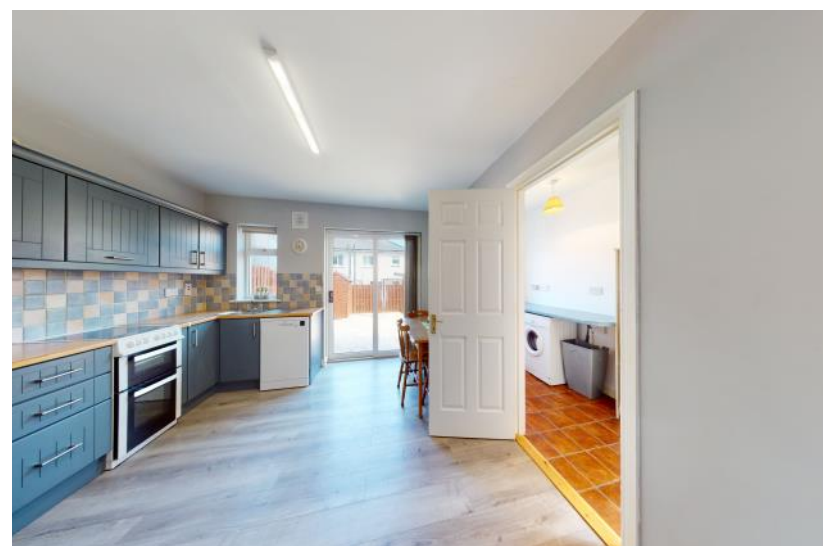
No. 182 enjoys a superb location in a private & mature cul-de-sac in this ever popular development. This property has all amenities on its doorstep. It is adjacent to Gorey Shopping Centre with a selection of retail units, a medical practice and is also walking distance from Tesco Extra. The Railway station is located within walking distance making it ideal for commuters. Being one of the region's most noted towns, Gorey offers an excellent choice of primary & secondary schools, restaurants, shops, pubs, award winning hotels and sporting clubs. The surrounding areas of Ballymoney and Courtown boast a wonderful choice of sandy beaches and golf clubs.

DESCRIPTION:

No. 182 is presented in immaculate condition throughout having recently been decorated and modernised. It comes to the market with the benefit of being fully furnished. Offering spacious, bright and well laid out accommodation this property is ideal for family living and early viewing is advised. A spacious garden to the rear offers ample opportunity for outdoor entertainment with side access. An impressive cobble lock driveway offers ample car parking space to the front with a larger green area and additional car parking available. Accommodation comprises as follows:



Entrance Hall	3.4m x 2.0m	Laminate floor & stairs to first floor
Sitting Room:	5.2m x 3.5m	Laminate floor, bay window & solid fuel stove
Kitchen:	3.9m x 3.7m	Laminate floor, fitted kitchen , waist & eye level units, electric cooker, fridge freezer, dishwasher, electric fan, tiled splashback & sliding door to rear
Utility Room:	3.0m x 1.5m	Washing machine,, heating burner
W.C.:	1.7m x 1.5m	Lino floor, W.C., W.H.B.
Landing:	3.7m x 1.1m	Carpet
Bedroom 1:	3.7m x 3.0m	Carpet, fitted wardrobe
Ensuite:	2.7m x 1.1m	Marley floor, electric shower, W.C.. & W.H.B.
Bedroom 2:	3.6m x 3.2m	Carpet





Bedroom 3: 2.4m x 2.4m Carpet
 Bathroom: 2.0m x 2.1m Marley floor, bath, shower, W.C., W.H.B.
 Hotpress:



SERVICES AND FEATURES:

All Mains Services
 Oil Fired Central Heating
 Large Rear Garden
 Side Access To Rear Garden
 Garden Shed
 Property Extends To: 94m²
 Ample Car Parking
 Built: 2005



BER DETAILS:

BER: C1
 BER No. 105306294
 Energy Performance Indicator: 152.2kWh/m²/yr



Early Viewing Is Highly Recommended For This Impressive Property

A.M.V. €260,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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