

Ref: P6074



NO. 12 VALLEY PARK, CLONATTIN VILLAGE, GOREY, CO WEXFORD Y25 FX36

BER C1

QUINN PROPERTY

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Exceptional 2 Bed, 2nd Floor Apartment Presented In Pristine Condition For Sale By Private Treaty



LOCATION:

Valley Park 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. Courtown and Ballymoney are within a 10 minute drive away offering a number of Beaches, Golf and Country Clubs. The property itself is located in one of Gorey's most established developments with an abundance of green spaces and facilities to include a park and playground. It is convenient to the M11, which is accessible within 10 minutes. South County Dublin is a comfortable 45 minutes drive. Gorey has a range of commuter options with train station as well as Bus Eireann and Wexford Bus services.



DESCRIPTION:

No. 12 Valley Park is a 2 bedroom apartment extending to C. 78 m². This second floor apartment is accessed via a lift / stairwell. It is light filled throughout and has a generous balcony, providing wonderful views of the surrounding countryside. This residence is presented to the market in excellent condition and would be an ideal first time buyers home or indeed would be a perfect investment given the acute shortage of rental accommodation in Gorey.



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| Entrance Hallway | 3m x 1.43m | Tiled floor. |
| Inner Hallway | 3.8m x 1.1m | Tiled floor, hot press with shelving. |
| Kitchen / Living | 2.5m x 1.6m | Open plan kitchen, dining / living room. Tiled flooring, bay window, and access to the Balcony. The kitchen has tiled flooring, tiled splash back, fitted kitchen with waist and eye level units, electric cooker, electric hob, extractor fan and dishwasher. |
| Balcony | 2.5m x 1.6m | |
| Bedroom 1 | 3.6m x 3.1m | Laminate flooring, fitted wardrobes. |
| Ensuite | 2.2m x 1.7m | Fully tiled with power shower, W.H.B and W.C.. |
| Bedroom 2 | 3.6m x 3.1m | Laminate flooring, fitted wardrobes. |
| Bathroom | 2.3m x 1.7m | Fully tiled with bath, W.H.B and W.C. |



SERVICES AND FEATURES:

Electric Heating
All Mains Services
Car Parking
Property Extends to 78 m²
Built 2005
Management Fees: €2250 Per Annum



BER DETAILS:

BER: C1
BER No. 106259492
Energy Performance Indicator: 156.44 kWh/m²/yr



DIRECTIONS:

Follow Eircode Y25 FX36



Viewing Is Highly Recommended And By Appointment Only

A.M.V. €185,000



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