

Ref: P6096

NO. 17 NEWBOROUGH, GOREY, CO. WEXFORD Y25F2W8



BER C2

QUINN PROPERTY
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A Most Desirable 3 Bedroom Residence Within Walking Distance Of Gorey's Main Street For Sale By Private Treaty



LOCATION:

The well-established 'Newborough' Development is located along the Hollyfort Road, a short walking distance from Gorey's Main Street and all its amenities. The property is located directly across the road from the Town Park with walking track, large playground and soccer grounds. Gorey is one of the region's most noted towns and 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. Dublin is a comfortable commute of less than one hour and an excellent daily commuter service can be easily availed of by bus or train.



DESCRIPTION:

No. 17 Newborough will make an excellent family home or investment property in this very popular modern development. The property extends to an impressive 115m². It comes to the market in turnkey condition and offers bright and spacious accommodation throughout. The property enjoys a beautiful patio garden area to the rear and is kept to a very high standard. This patio garden area lends itself to entertaining during long summer evenings and is a most desirable space. Accommodation comprises of:

Entrance Hall:	6.3m x 2.1m	Laminate flooring
Kitchen/Dining Area:	6.0m x 3.9m	Laminate flooring, new electric oven, electric hob with extractor fan, new dishwasher, under counter fridge, tiled splashback, sliding doors to patio back garden
W.C.:	1.6m x 1.0m	W.C., W.H.B.
Closet:		Under stair storage
Living Room:	5.7mx 3.7m	Laminate flooring, open fire place, coving, double doors to kitchen
Landing:	3.0m x 2.5m	Laminate flooring & hotpress





Master Bedroom:	4.5m x 4.0m	Laminate flooring, fitted wardrobe
Ensuite:	2.7m x 1.0m	W.C., W.H.B.
Bedroom 2:	4.2m x 3.4m	Carpet & fitted wardrobe
Bedroom 3:	3.1m x 2.5m	Carpet
Bathroom:	3.4m x 1.9m	Tiled flooring, bath with shower overhead, W.C. & W.H.B.



SERVICES AND FEATURES:
 Oil Fired Central Heating
 All Mains Services
 Property Extends To 115m²
 Large Patio Area
 Built: 2001
 Generous Off Street Parking
 Double Glazed Windows
 Large Green Area To Front



BER DETAILS:
 BER: C2
 BER No.: 108426735
 Energy Performance Indicator: 176.15kWh/m²/yr



A Wonderful Opportunity To Acquire A Spacious Townhouse In Turnkey Condition

A.M.V. €250,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

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