

Ref: P6121



NO. 72 THE HEATH, RAMSGATE, GOREY, CO. WEXFORD Y25 TX03

QUINN PROPERTY

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Attractive 3 Bed 2 Storied Family Home Close To All Town Amenities

For Sale By Private Treaty



LOCATION:

No. 72 provides versatile accommodation situated in a prime location within walking distance of Gorey's Main Street, 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. 72 is located within a well established residential development and is presented in good condition.



A spacious back garden offers ample opportunity for outdoor entertainment during summer months. The property is accessed via a paved entrance with a lawn to one side. There is ample off-street parking to front of the residence. No. 72 benefits from a south-easterly facing rear garden with an abundance of natural light. The rear garden provides a lawn on which there is a garden shed. Accommodation extends to m² and comprises of:

Entrance Hall:	2.0m x 2.2m & 3.5m x 1.0m	Tiled
Sitting Room:	4.5m x 2.7m	Laminate flooring, fireplace with stove
Kitchen/Diner:	4.8m x 4.7m	Tiled, fitted waist high and eye level units, tiled splashback, electric oven and hob, Beko dishwasher, fridge/freezer and washing machine, sliding door to rear garden
W.C:	2.0m x 1.0m	Tiled, W.C, W.H.B, extractor fan
Landing:	3.6m x 1.0m & 1.1m x 1.0m	Carpet
Hotpress:	1.0m x 1.0m	Shelved
Master Bedroom:	2.9m x 4.0m	Carpet, wardrobe
Ensuite:	2.9m x 1.0m	Tiled, W.C., W.H.B, shower, extractor fan
Bedroom 2:	4.0m x 2.9m	Carpet, wardrobe
Bedroom 3:	2.8m x 2.0m	Carpet
Bathroom:	2.8m x 2.0m	Tiled. W.C, W.H.B. bath, shower





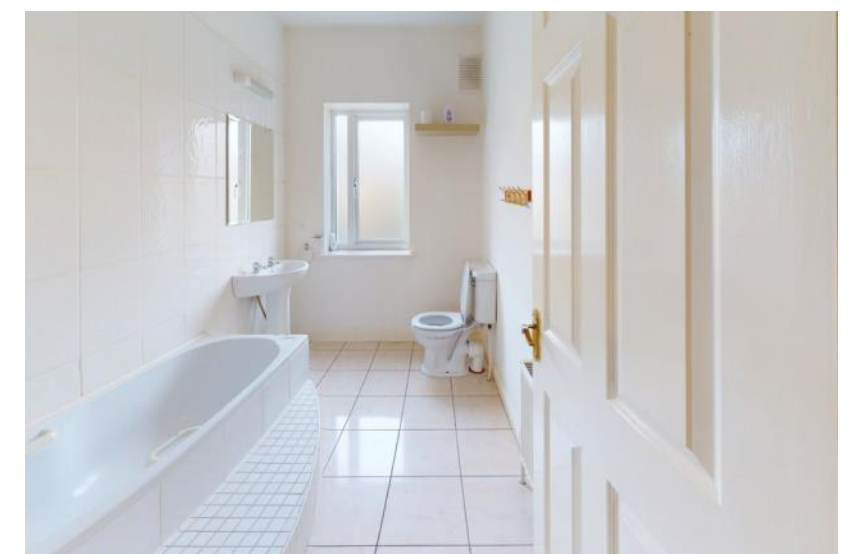
SERVICES AND FEATURES:
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 Blinds throughout the property
 Oil Fired Central heating
 Mains Water
 Mains Sewage
 Ample Parking
 Management Fees €130.00 per annum
 Private Rear Garden
 Large Green Area to Front
 Ample Car Parking Space
 Property Extends To 127.5m²
 Superb Location With Every Amenity On Your Doorstep
 Decking Area and Lawn



BER DETAILS:
 BER: C1
 BER No. 107151227
 Energy Performance Indicator: 164.9 kWh/m²/yr



Directions: Follow Eircode Y25 TX03



Comfortable Family Living In A Most Convenient Location

A.M.V. €210,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

