

Ref: P6628



NO. 49, THE AVENUE, CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 TT11

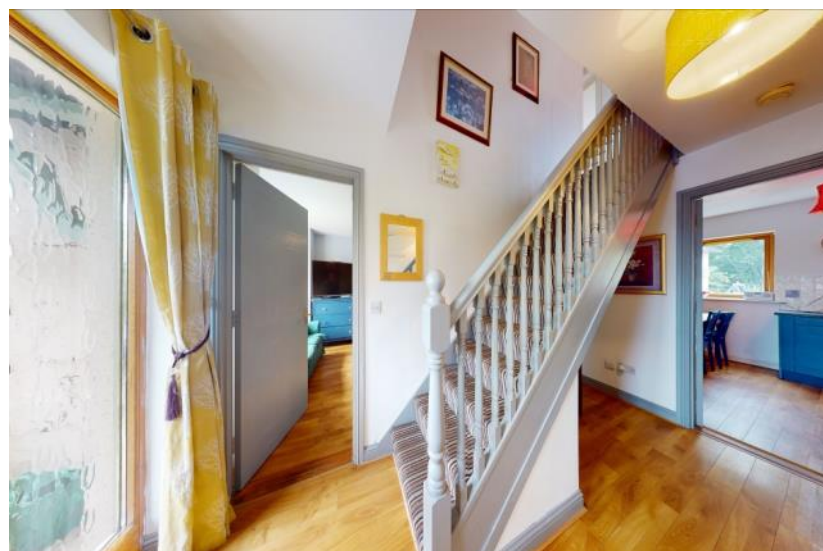
**BER** C1

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# Superior Four Bedroom Detached Residence In A Most Desirable Development For Sale By Private Treaty



## LOCATION:

This property enjoys an excellent location in Clonattin Village with a range of amenities on its doorstep. Clonattin Village is located on the northern side of Gorey's town centre, it is a modern and popular residential development with all services and facilities within walking distance to include playground, schools, shops, GAA club and Gorey Rugby Club. Gorey is north Wexford's most noted town and offers an excellent choice of schools in primary and secondary education along with a wealth of retail outlets, restaurants, shops, pubs, award winning hotels and leisure amenities. The property is within a ten minute drive from a choice of many beaches and golf courses to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey and access to the M11 is only a ten minute drive, leaving Dublin a very comfortable drive of one hour.



## DESCRIPTION:

The property is presented in superb condition having been meticulously cared for by its current owners. Accommodation is bright and spacious and comprises as follows:

Entrance Hall:	4.3m x 1.8m	Laminate flooring, stairs to first floor
Guest Bathroom:	1.9m x 1.5m	Tiled flooring, W.C., W.H.B.
Hotpress:	1.8m x 1.0m	Extensive shelving
Kitchen/Dining Room:	4.5m x 3.5m	Laminate flooring, fitted waist high and eye level units, electric oven and hob, extractor fan, tiled splashback
Utility Room:	2.0m x 1.6m	Tiled flooring, fitted units, plumbed for washing machine
Sitting Room:	5.0m x 3.7m	Laminate flooring, feature fire place with open fire
Reading Room:	3.4m 3.1m	Laminate flooring, French doors to sunroom, door to kitchen
Sunroom:	4.5m x 3.2m	Laminate flooring, French doors to rear garden
Landing:	2.2m x 1.0m 2.3m x 0.8m	Carpet
Bedroom 1:	4.3m x 2.7m	Timber flooring
Bathroom:	2.1m 1.7m	Tiled flooring, W.C., W.H.B., bath with tiled surround, electric shower







Bedroom 2:	3.9m x 2.9m	Timber flooring, fitted wardrobes
Bedroom 3:	3.7m x 3.2m	Timber flooring
Bedroom 4 (master):	4.1m x 3.4m	Timber flooring, fitted wardrobes
Ensuite:	2.6m x 1.0m	Tiled, W.C., W.H.B., electric shower



#### OUTSIDE:

The property is accessed via a concrete driveway. No. 49 boasts an extensive west facing rear garden with mature shrubbery and patio and decking area. The rear garden benefits from dual side access and has extensive lawn area to the side.

#### SERVICES AND FEATURES:

Oil Fired Central Heating  
All Mains Services  
Alarm

Property Extends To: 153m<sup>2</sup>

Built: 2006

Garden Shed



#### BER DETAILS:

BER: C1

Ber No. 116698259

BER No. Energy Performance Indicator: 162.27Wh/m<sup>2</sup>/yr



A Perfect Family Home In An Ever Popular Location

**A.M.V. €365,000**



# QUINN PROPERTY

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**Gorey:** 053 94 80000  
**Email:** [sales@quinnproperty.ie](mailto:sales@quinnproperty.ie)

**Carnew:** 053 94 26234  
**Email:** [info@quinnproperty.ie](mailto:info@quinnproperty.ie)



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