

Ref: P6742

NO. 167 THE HEATH, RAMSGATE VILLAGE, GOREY, CO. WEXFORD Y25 VY91



BER C1

QUINN PROPERTY
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Attractive Two Bedroom Family Home Close To All Amenities

For Sale By Private Treaty



LOCATION:

No. 167 is 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:

The property located within a well established residential development and is presented in good condition throughout. The property is approached via a cobblelock driveway.



A mature back garden is currently configured for garden enthusiasts with a large vegetable patch, garden shed and hanging baskets. A cobble-lock patio offers ample opportunity for outdoor entertainment during summer months. There is ample off-street parking to front of the residence and the development boasts vast open green spaces. Accommodation is bright and airy and comprises of:

Entrance Hall:	2.1m x 1.5m 1.4m x 1.4m	Tiled flooring, stairs to first floor, under-stair storage
Kitchen:	3.5m x 2.4m	Tiled flooring, fitted waist high and eye level units, tiled splashback, gas cooker, extractor fan, fridge/freezer, washing machine, dryer
Sitting Room:	4.8m x 4.0m	Laminate flooring, fire place with open fire, fitted shelving, door to rear garden
W.C.:	1.6m x 1.0m	Tiled flooring, W.C., W.H.B.
Landing:	1.1m x 1.9m 0.9m x 1.8m	Carpet flooring
Bathroom:	2.0m x 2.1	Tiled flooring, W.C., W.H.B, bath/shower with tiled surround





Bedroom 1:	3.4m x 2.3m	Carpet flooring, extensive fitted wardrobes
Bedroom 2:	3.3.m 2.6m	Carpet flooring, extensive fitted wardrobes, pleasant garden view
Ensuite:	2.0mx 1.0m	Tiled flooring, W.C., W.H.B, electric shower with tiled surround, fitted press



SERVICES AND FEATURES:
 Oil Fired Central heating
 All Mains Services
 Private Rear Garden
 Large Green Area to Front
 Ample Car Parking Space
 Property Extends To: C. 70m²
 Superb Location With Every Amenity On Your Doorstep
 Built: 2007



BER DETAILS:
 BER: C1
 BER No. 116828567
 Energy Performance Indicator: 160.89kWh/m²/yr



Comfortable Family Living In A Most Convenient Location

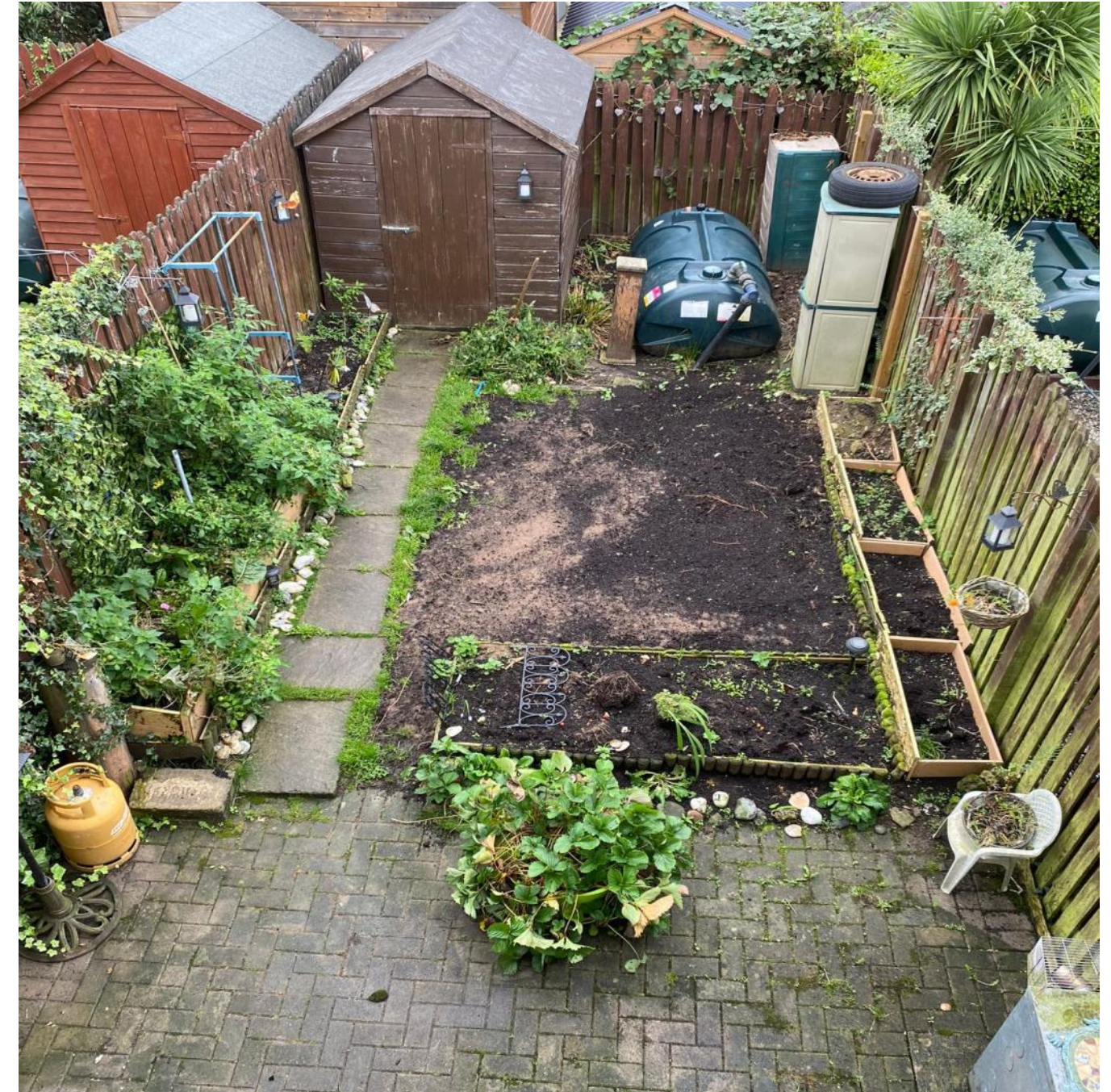
A.M.V. €200,000

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

