

Ref: P6881

NO. 15 MEADOW GATE, GOREY, CO. WEXFORD Y25 H3C5



**BER** **C3**

**QUINN PROPERTY**

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# ATTRACTIVE THREE BEDROOM TOWNHOUSE IN SUPERB LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce No. 15 Meadowgate to the market. This is a wonderful family home and enjoys an outstanding location in a most desirable development situated opposite the Amber Springs Hotel & Health Spa and the M11 Business Campus Hub. The property is just a short walk to Gorey Shopping Centre, Dunnes Stores and a selection of retail/ coffee shops, pharmacy, Tesco and also Gorey's vibrant main street with a vast array of amenities, including schools, boutiques, restaurants, pubs and cafes. Gorey is also renowned for its vibrant arts and culture scene, with Gorey Little Theatre hosting a variety of theatrical productions and musical events throughout the year.

The train station is a ten minute walk from the property, while excellent commuter services are also available on the main street with Bus Eireann and Wexford Bus. A short drive will take you to a variety of outdoor amenities, including endless sandy beaches, golf courses, forest walks and leisure centres. Junction 23 on the M11 is a three minute drive away allowing for a comfortable commute to Dublin of just an hour.



### DESCRIPTION:

Built in 2004, this property is finished to a high standard and comes to the market in good condition. It has a tarmac driveway with private parking to the front. It also comes with the benefit of a side entrance leading to a large back garden with mature shrubs and garden shed. Extending to a generous c. 98m<sup>2</sup>, accommodation briefly comprises of entrance hallway, guest WC, sitting room, fully fitted kitchen with double doors leading to the rear garden/dining room, three bedrooms, one ensuite and family bathroom. Accommodation is bright and spacious and comprises as follows:

Entrance Hallway:	4.4m x 1.5m	Laminate flooring, stairs to first floor
W.C.:	Included above	Linoleum flooring, WC, WHB
Kitchen:	3.2m x 3.0m	Tiled flooring, fitted waist high and eye level kitchen units, tiled splashback, electric cooker, dishwasher
Dining Room:	3.4m x 3.3m	Laminate flooring
Utility Room:	1.6m x 1.5m	Linoleum flooring, shelving, door to garden
Sitting Room:	5.0m x 4.3m	Laminate flooring, feature fireplace with open fire, double doors to dining room
Landing:	2.6m x 1.0m 1.0m x 1.0m	Carpet flooring







Hotpress: 0.9m x 0.9m Shelving  
 Master Bedroom: 4.5m x 3.5m Carpet flooring, fitted wardrobes, balcony  
 Ensuite: 2.6m x 1.0m Linoleum flooring, W.C., W.H.B., electric shower  
 Bedroom 2: 2.4m x 3.3m. Tiled flooring, fitted wardrobes  
 Bedroom 3: 2.8m x 2.7m Carpet flooring A.W.P.  
 Bathroom: 2.2m x 2.2m Tiled flooring



### **SERVICES AND FEATURES:**

All Mains Services  
 Oil Fired Central Heating  
 Superb Location  
 Front Door Parking  
 Off Street Parking  
 Enclosed Back Garden, Paved Patio Area And Side Entrance  
 Outside Tap  
 Easy Access To Motorway  
 Walking Distance To All Amenities  
 Built: 2004  
 Property Extends To: c. 98m<sup>2</sup>



### **BER DETAILS:**

BER: C3  
 BER No. 117010587  
 Energy Performance Indicator: 216.57 kWh/m<sup>2</sup>/yr



This is A Wonderful Opportunity To Acquire A Property In "Meadow Gate"

Viewing Is By Appointment

A.M.V. €295,000





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