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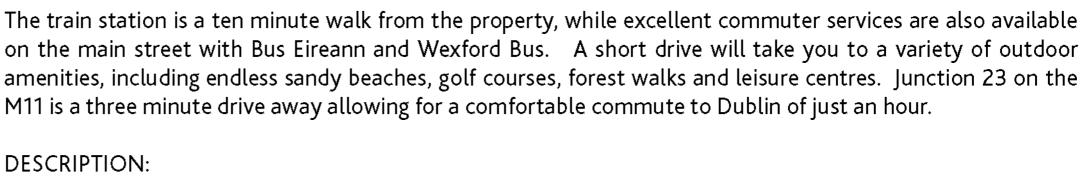
ATTRACTIVE THREE BEDROOM TOWNHOUSE IN SUPERB LOCATION For Sale By Private Treaty



LOCATION & DESCRIPTION:

Entrance Hallway: 4.4m x 1.5m

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.





Built in 2004, this property is finished to a high standard and comes to the market in good condition. It has a tarmacadam 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. 98m², 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:

A	

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

Laminate flooring

Laminate flooring, stairs to first floor

Dining Room: 1.6m x 1.5m **Utility Room:** 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: Carpet flooring 2.6m x 1.0m 1.0m x 1.0m

3.4m x 3.3m



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. 98m²



BER DETAILS:

BER: C3

BER No. 117010587

Energy Performance Indicator: 216.57 kWh/m²/yr







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

Viewing Is By Appointment

A.M.V. €295,000

QUINN PROPERTY

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