

NO. 1 CENTENARY PLACE, GOREY, CO. WEXFORD Y25 YY03



Ref: P6977

BER **E2**

QUINN PROPERTY

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Three Bedroom Townhouse (In Need Of Renovation) In Central Location
For Sale By Private Treaty

This property is located in Gorey’s town centre, just off Wexford Street and within walking distance of all Gorey’s amenities.

Gorey offers an excellent choice of schools, restaurants, retail shops, supermarkets, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. The town 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. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50 minute drive.

The property is a two storey end of terrace house located in a popular residential cul-de-sac of thirteen homes, only 300 metres from Gorey’s main street, it has been unoccupied for some time and is in need of renovation. Accommodation comprises of entrance hall/ kitchen/dining/sitting room, bedroom and bathroom on the ground floor with two further bedrooms on the first floor. There is on street parking to the front of the property and an enclosed yard to the rear.

This property presents an exciting opportunity to purchase and renovate a derelict house in a prime location, transforming it into a valuable asset or a dream home.

It should be noted that the property must be restored back to use and works substantially completed within nine months after the closing date of a sale. In addition, there will be a buyback option in the contract in favour of Wexford County Council should the property not be brought back into use within the required time frame.

Accommodation extends to approx. 61m² and comprises as follows:

SERVICES & FEATURES	BER DETAILS:
All Mains Services	BER E2
Electric Heating	BER No.117513325
Excellent Location	E.P.I.:346.88 kWh/m²/yr

A.M.V. €100,000



Hallway:	incl. below
Kitchen/Dining/Sitting Room:	6.2m x 4.3m
Bathroom:	1.3m x 4.1m
Bedroom:	3.5m x 3.4m
Landing:	0.8m x 0.8m
Bedroom 1:	1.8m x 4.0m
Bedroom 2:	3.4m x 2.7m

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.