

Ref: P7264

NO. 190 MEADOW GATE, GOREY, CO. WEXFORD Y25 R6X8



BER A3

QUINN PROPERTY  
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# MOST APPEALING THREE BEDROOM TOWNHOUSE IN SUPERB LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce No. 190 Meadowgate to the market. This 'A' rated family home 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 2016, this house is finished to a high standard and is presented in pristine condition by its present owners. It has a tarmac driveway with private parking to the front and side door leading to a large back garden with garden shed. Accommodation extends to c. 112m<sup>2</sup> and 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, it boasts a much sought after BER rating of A3.



Entrance Hallway:	2.5m x 1.8m	Laminate flooring
Hallway:	3.3m x 1.7 (AWP)	Laminate flooring
W.C.:	1.6m x 1.5m	Linoleum flooring, WC, WHB
Kitchen/Dining:	5.0m x 3.1m	Laminate flooring, fitted waist high and eye level units, tiled splash-back, dishwasher, electric cooker, extractor fan, French doors to rear garden
Utility Room:	1.8m x 1.7m	Laminate flooring, fitted eye level units, door to garden
Sitting Room:	4.5m x 4.0m	Laminate flooring, feature fireplace with stove
Landing:	2.0m x 1.9m	Carpet flooring
Bathroom:	4.3m x 2.3m (AWP)	Linoleum flooring, WC, WHB, bath with shower head, tiled surround



Master Bedroom: 4.0m x 3.9m Carpet flooring, fitted wardrobe, balcony with pleasant views

En-Suite: 2.2m x 1.1m Linoleum flooring, WH, WHB, shower with tiled surround

Bedroom 2: 2.9m x 2.8m Carpet flooring, pleasant views towards Tara Hill

Bedroom 3: 3.7m x 2.8m Carpet flooring, pleasant views towards Tara Hill



### SERVICES AND FEATURES:

All Mains Services  
 Oil Fired Central Heating  
 Superb Location  
 Front Door Parking  
 Enclosed Back Garden With Side Entrance  
 Easy Access To Motorway  
 Walking Distance To All Amenities  
 A3 Energy Rating  
 Built: 2016  
 Property Extends To: 112m<sup>2</sup>



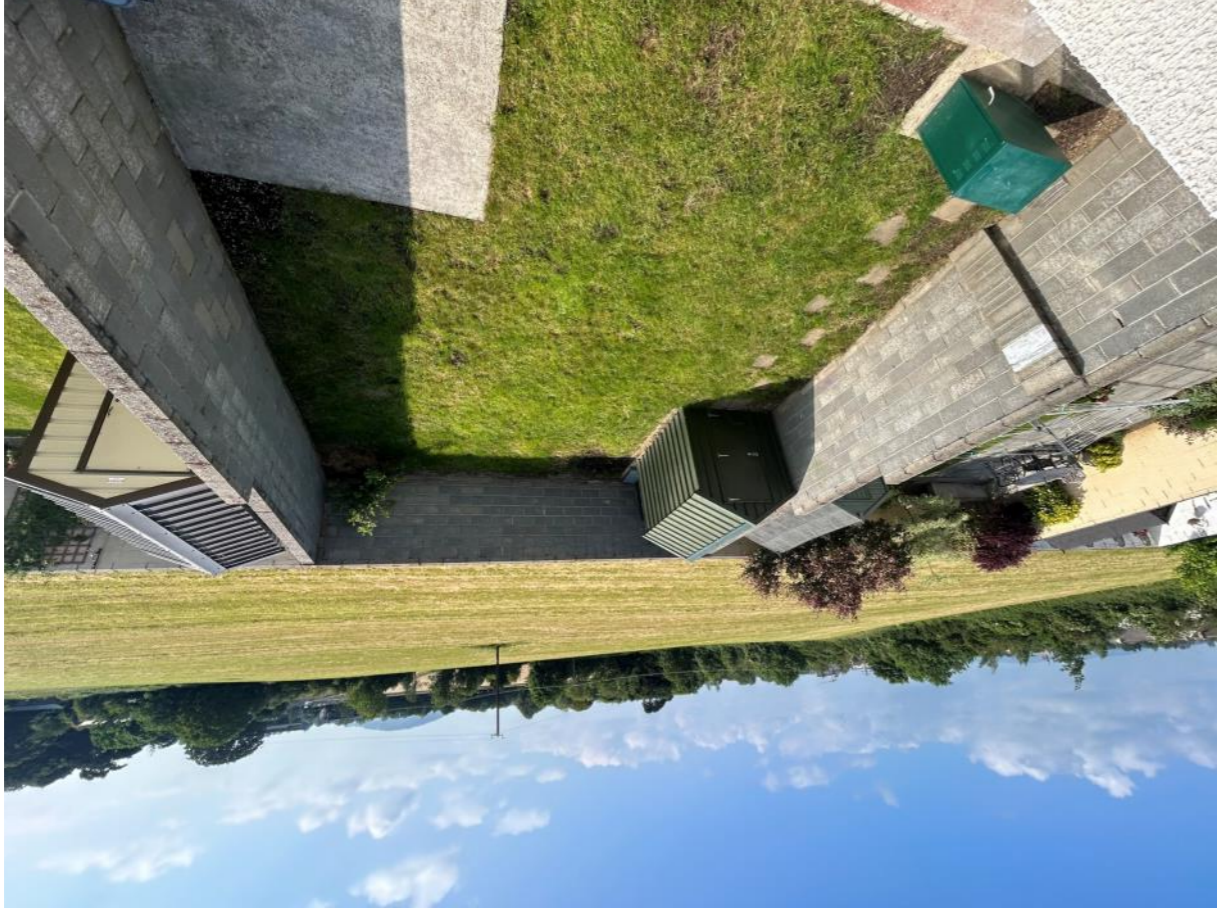
### BER DETAILS:

BER: A3  
 BER No. 108757394  
 Energy Performance Indicator: 57.65 kWh/m<sup>2</sup>/yr



This Is A Stunning Family Home In A Great Location. Viewing Is By Appointment

A.M.V.€335,000



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