

Ref: P7268



NO. 44 CREAGH WOODS, GOREY, CO. WEXFORD Y25 H7V2

BER B3

QUINN PROPERTY

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# DELIGHTFUL TWO BEDROOM SEMI-DETACHED RESIDENCE IN A MOST CONVENIENT LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to present to the market this outstanding two bedroom home, located in the most sought-after Creagh Woods development.

### LOCATION:

No. 44 enjoys a convenient location within easy walking distance of the town centre and its surrounding amenities such as shops, schools, hotels, restaurants, pubs, GAA grounds and sporting facilities. Creagh Woods is tucked away in a popular and sought after development with Creagh College, St. Josephs and Educate Together schools all on its door step. The property is a short drive from an array of local Leisure amenities such as endless sandy beaches and golf courses to include Courtown and Ballymoney. Gorey Town is a comfortable 1 hour's commute from Dublin's City Centre and 30 minutes' drive from Wexford town.

### DESCRIPTION:

A key selling point of this property is its spaciousness, with well-proportioned rooms throughout. No. 44 is a two bedroom home in the footprint of what would typically be a three bedroom house. The residence extends to 90m<sup>2</sup> and is presented in turnkey condition. On the ground floor you will find the sitting room and guest WC off the entrance hallway, which leads to a light-filled kitchen/dining area with access to the rear garden. Upstairs, there are two substantial bedrooms with a generous bathroom.

This beautiful property is ready for immediate occupation with accommodation comprising as follows:

### Ground Floor:

Entrance Hall:	4.7m x 2.0m	Tiled flooring
WC:	1.7m x 1.0m	WC, WHB
Sitting Room:	4.5m x 3.4m	Laminate flooring, solid fuel stove, double doors to kitchen
Kitchen:	5.6m x 3.4m	Tiled flooring, fitted kitchen with waist and eye level units, dishwasher, washing machine, fridge freezer, gas hob, electric oven, extractor fan, tiled backsplash, door to rear garden

### First Floor:

Landing:	4.0m x 3.0m	Carpet flooring, hot press
Bedroom 1:	4.0m x 3.0m	Carpet flooring, fitted wardrobes
Bedroom 2:	5.0m x 3.3m	Carpet flooring, fitted wardrobes
Bathroom:	2.6m x 1.7m	Fully tiled, WC, WHB, electric shower, heated towel rail







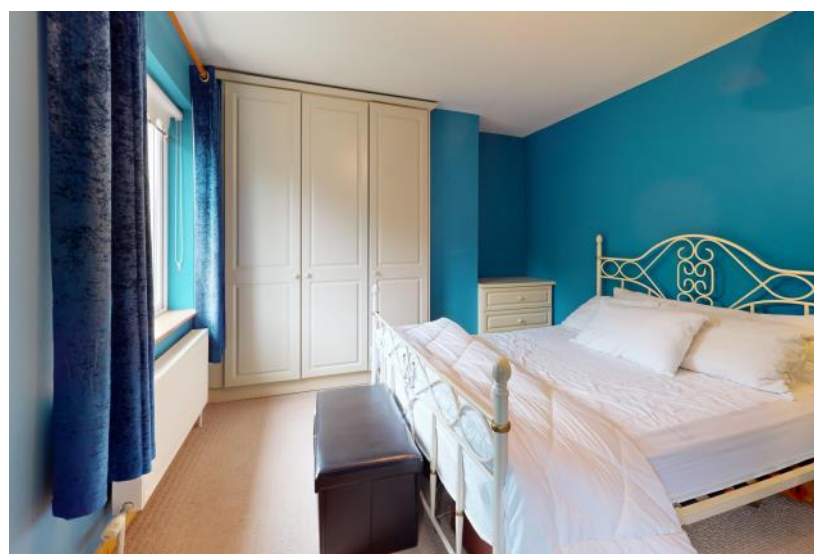
#### **SERVICES AND FEATURES:**

All Mains Services  
 Oil Fired Central Heating  
 Superb Location  
 Paved And Lawn Area To The Rear  
 Cobble Lock Driveway  
 Off Street Parking  
 Side Entrance  
 Built: 2008  
 Property Extends To: C. 90m<sup>2</sup>



#### **BER DETAILS:**

BER: B3  
 BER No. 117426908  
 Energy Performance Indicator: 149.45 kWh/m<sup>2</sup>/yr



**This Charming Property Will Make The Perfect Owner Occupier,  
 First Time Buyer Or Investment Property**

**A.M.V.€260,000**



# QUINN PROPERTY

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