

Ref: 7414



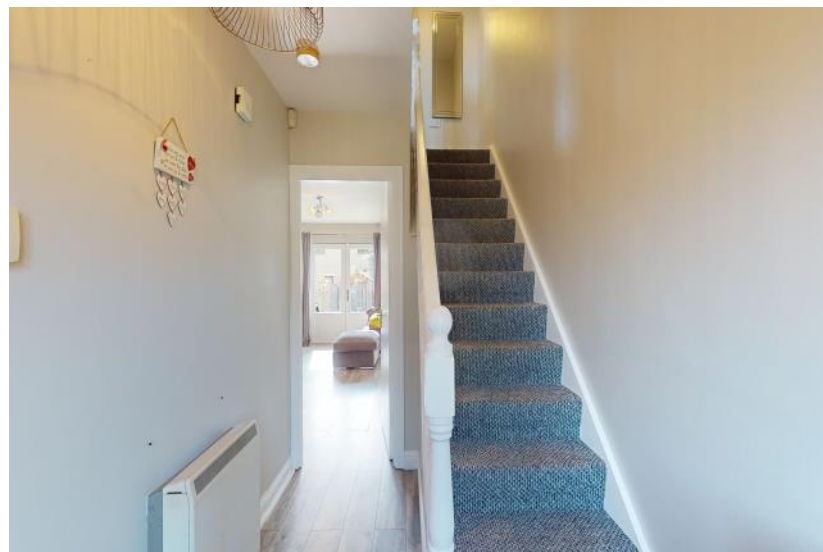
NO. 24, CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 VH27

BER C2

QUINN PROPERTY

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Charming Two Bedroom Mid-Terrace Residence In A Most Desirable Development For Sale By Private Treaty



LOCATION:

This property enjoys an excellent location in Clonattin Village with a range of amenities on its doorstep. Clonattin Village is located on the northern side of Gorey's town centre, it is a modern and popular residential development with all services and facilities within walking distance to include playground, schools, shops, GAA club and Gorey Rugby Club. Gorey is north Wexford's most noted town and offers an excellent choice of schools in primary and secondary education along with a wealth of retail outlets, restaurants, shops, pubs, award winning hotels and leisure amenities. The property is within a ten minute drive from a choice of many beaches and golf courses to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey and access to the M11 is only a ten minute drive, leaving Dublin a very comfortable drive of one hour.



DESCRIPTION:

The property is presented in superb condition having been meticulously cared for by its current owners. Accommodation is beautifully decorated, is bright and spacious and comprises as follows:

Entrance Hall:	3.4m x 1.9m A.W.P.	Laminate flooring, stairs to first floor
Sitting Room/ Dining Room:	5.4m x 4.6m	Laminate flooring, feature fire place with open fire, double doors to rear garden
Storage closet:	2.0m x 1.0m	Laminate flooring
Kitchen:	3.2. x 2.3m	Laminate flooring, fitted waist high and eye level units, electric oven & hob, extractor fan, tiled splashback
Landing:	1.8m x 1.2m	Carpet flooring
Master Bedroom:	4.4m x 3.5m	Carpet flooring
Ensuite:	Size included above	Laminate flooring, W.C., W.H.B. shower
Bathroom:	2.5m x 1.8m	Laminate flooring, W.C., W.H.B., bath
Hotpress:	Size included above	Shelving
Bedroom 2:	4.5m x .5m	Carpet flooring
Bathroom:	2.1m 1.7m	Tiled flooring, W.C., W.H.B., bath with tiled surround, electric shower





OUTSIDE:

The property is accessed via a concrete footpath to the front. No. 24 boasts an extensive immaculate south west facing rear garden with patio and pebbled area ideal for entertaining during long summer evenings. The residence comes with the benefit of a garden shed and parking to the front of the property as well as ample visitor parking space.

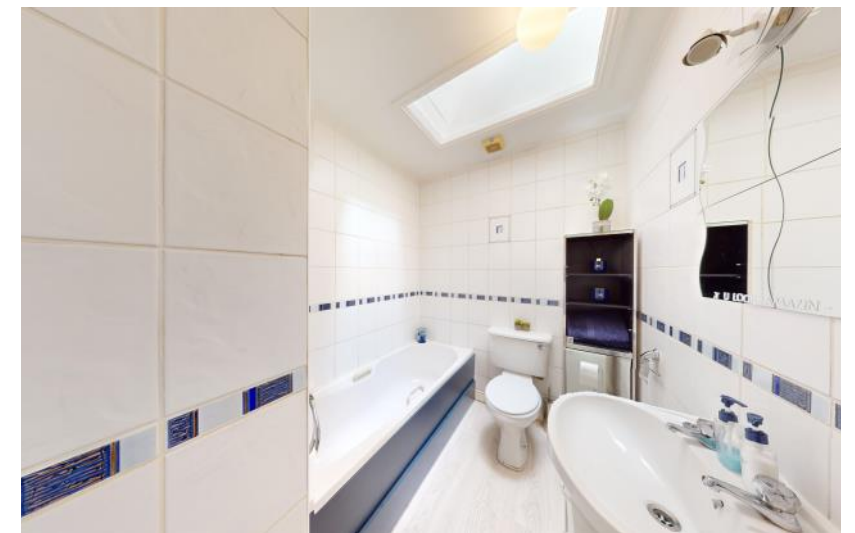
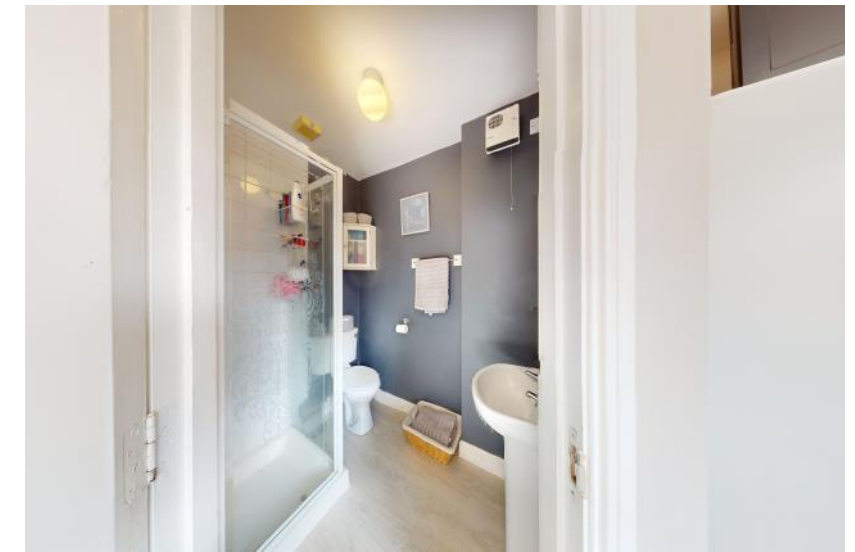
SERVICES AND FEATURES:

Electric Heating
All Mains Services
Property Extends To: 76m²
Built: 2001
Manicured Garden
Garden Shed



BER DETAILS:

BER: C 2
Ber No. 117639757
BER No. Energy Performance Indicator: 195.83Wh/m²/yr



A Perfect Starter Home In An Ever Popular Location

A.M.V. €245,000

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26 Main Street, Gorey, Co. Wexford Y25DP60

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