

Ref: 8009

NO. 122 THE HEATH, RAMSGATE VILLAGE, GOREY, CO. WEXFORD Y25 H953



BER C1

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)





#### LOCATION:

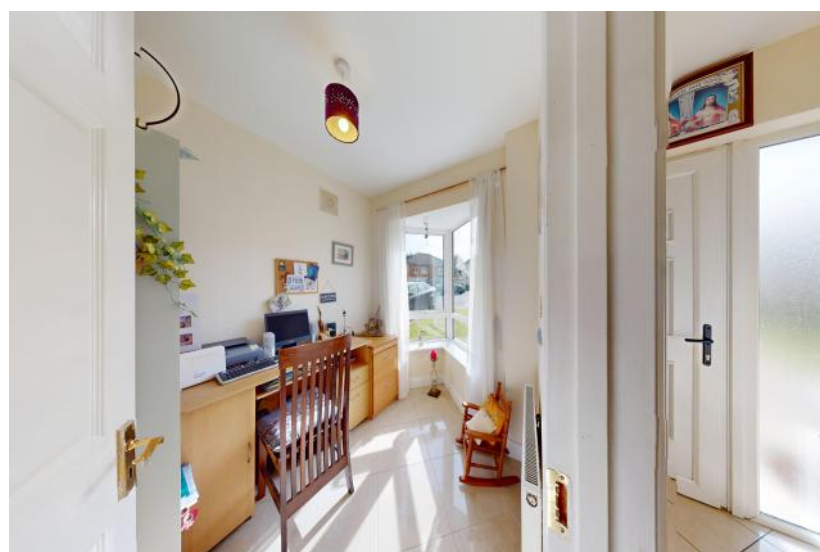
No. 122 is situated in a prime location within walking distance of Gorey's Main Street and offers wonderful amenities on its doorstep. It is adjacent to Gorey Shopping Centre with a selection of retail units, a medical practice, dental practise and is also walking distance from Tesco Extra and the Railway station.

From boutique shopping to scenic coastal walks, Gorey is the perfect escape and ideally located for commuters. It offers an excellent choice of primary & secondary schools, restaurants, shops, pubs, hotels, sporting clubs and the surrounding areas of Ballymoney and Courtown boast a wonderful choice of sandy beaches and golf clubs.

#### DESCRIPTION:

The property is located within a well established residential development. On entering the property, you will be well impressed by its bright/modern layout and décor. The living/dining area is a well designed open – plan space filled with natural light that is perfect for both relaxing and entertaining. No. 122 enjoys the convenience of a dedicated downstairs office, ideal for working from home or managing daily tasks in comfort and privacy. Upstairs are four bright bedrooms, the master offering an ensuite and a family bathroom also, providing ample space and opportunity for family living.

The property is approached by a cobble lock driveway to the front and has the benefit of green area and hedging also. There is ample off- street parking available and a side entrance makes rear garden access readily available. The back garden is gravelled and this wonderful space offers the new owners al fresco dining during our long summer evenings. The property also has the benefit of a large garden shed. Accommodation is bright and airy and comprises of:



Entrance Hall:	6.6m x 1.5m	Tiled flooring
Office	2.8m x 2.2m	Tiled flooring, bay window
Living Room:	5.4m x 4.2m	Timber flooring, bay window, Stanley boiler stove, double doors to dining and kitchen area
Dining Room:	3.8m x 4.1m	Timber flooring, sliding door to kitchen
Kitchen:	4.5m x 3.1m	Tiled flooring, fitted kitchen with waist & eye level units, electric oven, electric hob, extractor fan, dishwasher, fridge freezer, tiled splashback
Utility Room:	2.1m x 2.6m	Tiled flooring, plumbed for washing machine, back door
W.C.:	1.5m x 2.0m	Tiled flooring, W.C., W.H.B.
Landing :	2.2m x 3.9m	Timber flooring



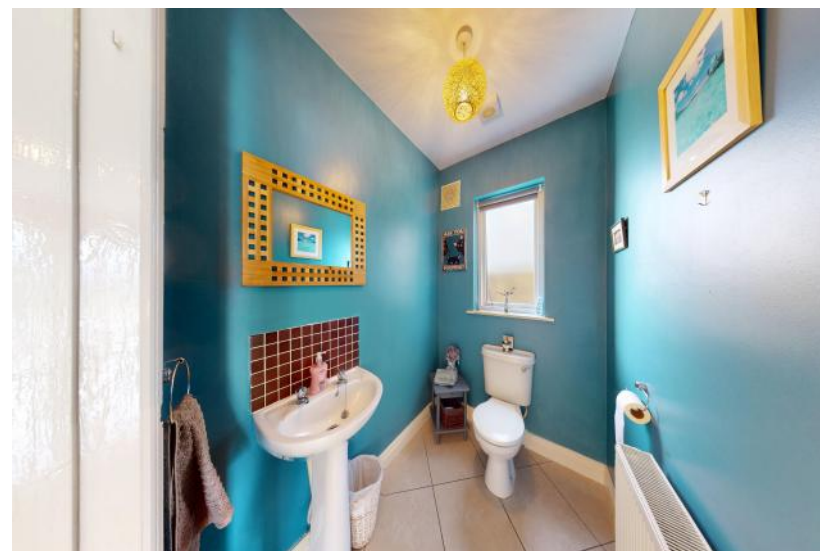




Master Bedroom:	4.1m x 2.7m	Timber flooring, fitted wardrobe, bay window
Ensuite:	1.0m x 2.4m	Tiled flooring, W.C., W.H.C., shower
Bedroom 2:	4.4m x 4.4m	Timber flooring, fitted wardrobe
Bedroom 3:	3.4m x 2.8m	Timber flooring, fitted wardrobe
Bedroom 4:	2.3m x 1.6m	Timber flooring, fitted wardrobe
Bathroom:	2.8m x 1.7m	Tiled flooring, W.C., W.H.B., bath



**SERVICES AND FEATURES:**  
 Dual Heating - Oil & Solid Fuel  
 All Mains Services  
 Private Rear Garden  
 Large Green Area to Front  
 Ample Car Parking Space  
 Property Extends To: C. 137m<sup>2</sup>  
 Superb Location With Every Amenity On Your Doorstep  
 Built: 2003



**BER DETAILS:**  
 BER: C1  
 BER No. 101688927  
 Energy Performance Indicator: 167.3kWh/m<sup>2</sup>/yr



Comfortable Family Living In A Most Convenient Location

**A.M.V. € 330,000**



# QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

**Gorey:** 053 94 80000  
**Email:** [sales@quinnproperty.ie](mailto:sales@quinnproperty.ie)

**Carnew:** 053 94 26234  
**Email:** [info@quinnproperty.ie](mailto:info@quinnproperty.ie)



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

