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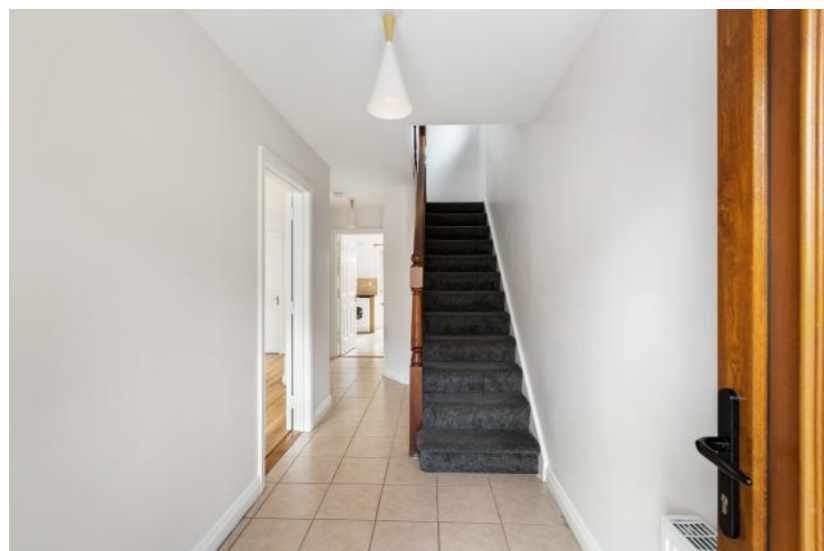
NO. 16 OAKWOOD, GOREY, CO. WEXFORD Y25 E803



BER C3

QUINN PROPERTY
www.quinnproperty.ie

Impressive Four Bedroom Home In A Highly Desirable Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this exceptional four bedroom residence to the market. Perfectly positioned on the edge of Gorey, this property enjoys a prime location close to a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. This property is also ideally situated close to an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. Gorey serves as an excellent commuter hub, with multiple bus routes and a train station providing regular and reliable transport links. Wexford is a 30-minute drive, Enniscorthy a 20-minute drive while Dublin is a comfortable commute of approximately one hour.

This superb home features a low-maintenance front garden, convenient off-street parking, and side access leading to the rear of the property. No. 16 offers a wonderful flow throughout, ideal for a large or growing family, with a welcoming entrance hall, W.C., a comfortable living room, and a spacious kitchen/dining area on the ground floor along with four bedrooms, one of which is en-suite, and a family bathroom on the first floor.



Accommodation comprises as follows:

Entrance Hall:	4.00m x 1.81m	Tiled flooring, stairs to the first floor
W.C.:		Tiled flooring, W.C., W.H.B.
Living Room:	6.26m x 4.75m	Timber flooring, fire place with open fire, dual aspect
Kitchen/Dining Room:	3.24m x 4.95m	Tiled flooring, fitted waist high and eye level kitchen units, electric cooker, extractor fan, tiled splashback, sliding door to rear garden.
Landing:	2.93m x 3.16m	Carpet flooring
Bedroom 2:	3.46m x 2.69m	Carpet flooring
Bedroom 3:	3.38m x 2.16m	Carpet flooring, fitted wardrobes
Bathroom:	2.06m x 1.70m	Tiled flooring, W.C., W.H.B., bath
Master Bedroom:	3.44m x 4.43m	Carpet flooring, fitted wardrobes
En-Suite:	1.47m x 1.70m	Tiled flooring, W.C., W.H.B., electric shower
Bedroom 4:	2.74m x 2.16m	Carpet flooring
Hotpress		Shelving





OUTSIDE:

This beautiful home is enhanced by a low-maintenance front garden with off-street parking. There is convenient side access to a private, fully enclosed rear garden. This south-west facing outdoor space offers the perfect opportunity to create a stylish patio area, ideal for al fresco dining and entertaining guests. There is ample space to establish a children's play area or to add flower beds and potted plants, to transform this garden into a lush green haven.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating (New Boiler)
Enclosed Rear Garden
Off Street Parking
Property Extends To: 104 m²
Built: 2004



BER DETAILS:

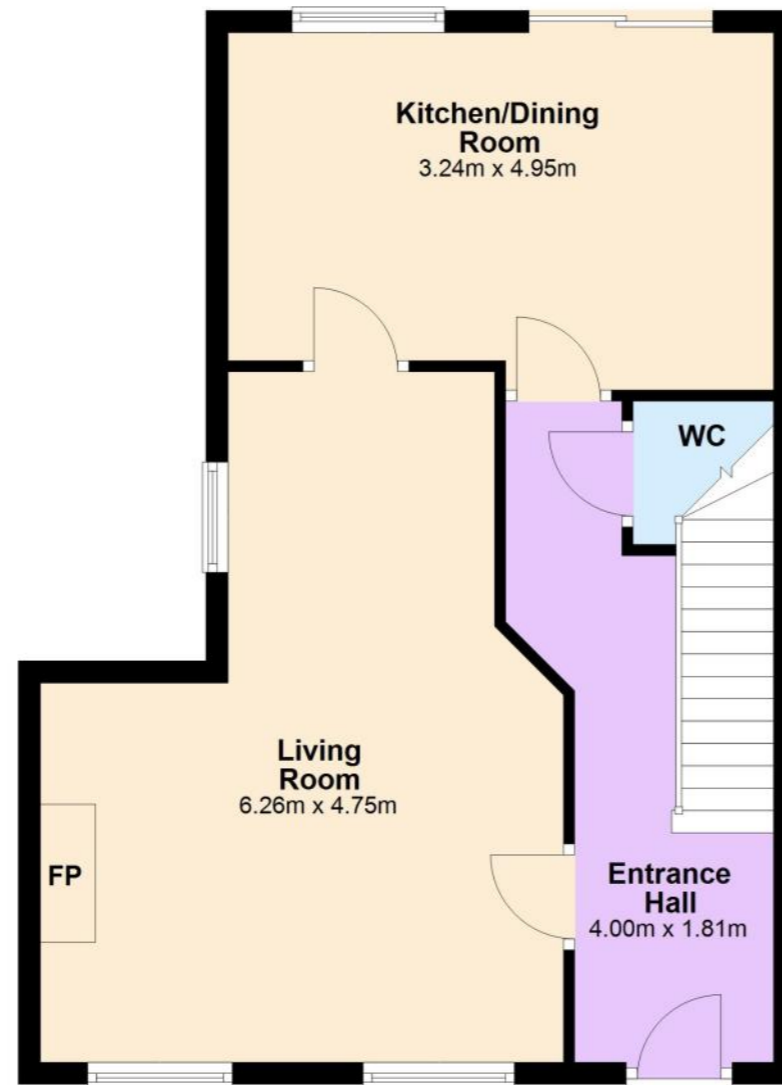
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BER No. 103305504
Energy Performance Indicator: 219.71 kWh/m²/yr



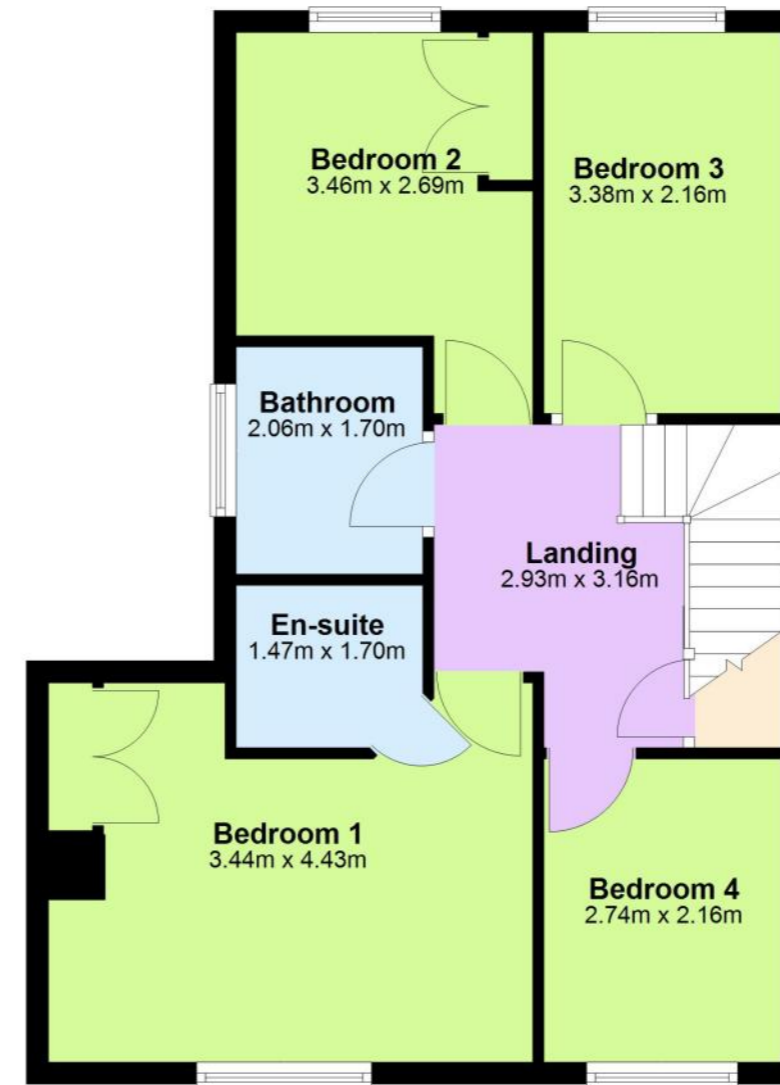
Desirable Four Bedroom Home with Parking & Enclosed Garden — Ready to Make Your Own

A.M.V. €355,000

Ground Floor



First Floor



Total area: approx. 104.0 sq. metres

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.