

REF: 9336

NO. 232 GLEANN AN GHAIRDIN, GOREY, CO. WEXFORD Y25 X6R7



QUINN PROPERTY
www.quinnproperty.ie

BER A2

Superb Four-Bedroom Town House in Central Location

For Sale By Private Treaty



LOCATION & DESCRIPTION:

Jack Quinn, Residential Expert with **QUINN** Property, is delighted to present this exceptional four-bedroom townhouse to the market. Ideally situated just five minutes from Gorey Main Street, this recently built home enjoys a superb location with an excellent choice of amenities and educational facilities close by. Gorey itself offers a wealth of restaurants, cafés, shops, pubs and hotels. For those who enjoy an active lifestyle, there is an impressive array of local leisure amenities on the doorstep, including endless sandy beaches, golf courses, swimming pools and leisure centres. With Wexford approximately a 40km drive from the property, Enniscorthy just a 35km drive and Dublin within a comfortable one-hour commute, the location is ideally positioned for both everyday convenience and easy access to larger towns and cities.

Combining contemporary style, energy efficiency and an enviable location, this impressive home has been thoughtfully designed for modern living. Bright, spacious and beautifully appointed accommodation is complemented by high-quality finishes and excellent energy performance, creating a home that is both stylish and practical. Offering comfort, convenience and modern living in equal measure, this outstanding property represents an excellent opportunity for those seeking a stylish home in a well-connected and highly desirable location.

Accommodation comprises as follows:



Entrance Hall:	3.25m x 2.80m	Tiled flooring, stairs to first floor.
W.C.:	1.45m x 1.48m	Tiled flooring, W.C., W.H.B.
Kitchen/Dining Room:	4.01m x 4.76m	Tiled flooring, fitted waist high and eye level units, double electric oven (combi oven microwave) and hob, tiled splashback, extractor fan, sliding doors to rear garden.
Utility Room:	2.82m x 1.84m	Tiled flooring, plumbed for washing machine, door to rear garden.
Storage:	1.09m x 1.84m	Concrete flooring.
Living Room:	5.32m x 3.80m	Carpet flooring.
Landing:	3.19m x 3.25m	Carpet flooring.
Bathroom:	1.86m x 2.01m	Linoleum flooring, W.C.B, W.H.B., bath with electric shower.
Bedroom 3:	2.28m x 3.25m	Carpet flooring, fitted wardrobes.
Bedroom 2:	3.56m x 3.44m	Carpet flooring, fitted wardrobes.
Bedroom 1:	5.78m x 3.35m	Carpet flooring, fitted wardrobes.
En-Suite:	1.61m x 2.21m	Linoleum flooring, W.C., W.H.B., electric shower.
Bedroom 4:	3.34m x 3.25m	Carpet flooring, fitted wardrobes.



OUTSIDE:

To the front, the property benefits from two private parking spaces and a neatly maintained lawn area, creating an attractive approach to the home. To the rear, the beautifully landscaped garden features manicured lawns, raised bedding areas and a sunken patio, providing an ideal space for outdoor dining, entertaining or simply relaxing. Enjoying pleasant country views, the rear garden offers a peaceful and private setting with excellent potential for making the most of outdoor living.



SERVICES AND FEATURES:

All Mains Services
Air To Water Heating
Solar Panels
Wired for E.V. Charger
Property Extends To: C. 123 m²
Built: 2022



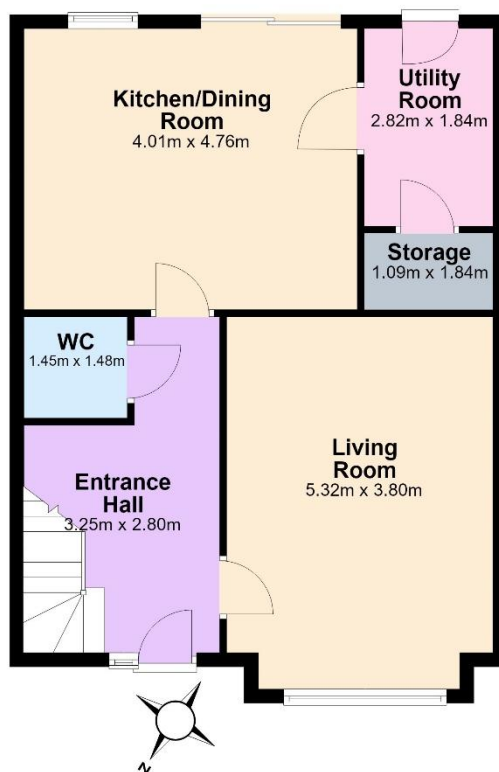
BER DETAILS:

BER: A2
BER No. 115186256
Energy Performance Indicator: 37.55 kWh/m²/yr

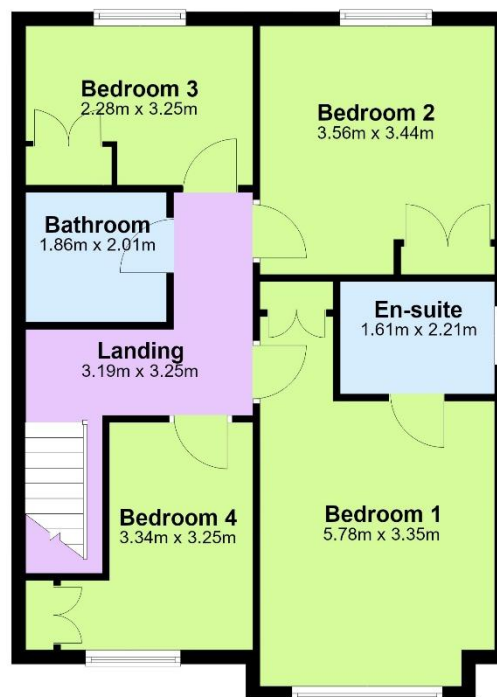


A.M.V. €410,000

Ground Floor



First Floor



Total area: approx. 122.8 sq. metres

232 Gleann An Ghairdin, Ballytegan, Gorey, Co Wexford



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.