

Ref: 8143

NO. 61 MEADOW GATE, KNOCKMULLEN, GOREY, CO. WEXFORD Y25 X825



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QUINN PROPERTY

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Delightful Two Bedroom Residence In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exceptional two-bedroom residence to the market. No. 61 Meadow Gate is situated in one of Gorey's most sought after residential developments. Located just 1km from the main street, this property is within a short walk of all your everyday amenities. Gorey has 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 centers. 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.

Presented in immaculate condition both inside and out, this property is sure to be desirable to many. Accommodation briefly comprises of a bright and welcoming entrance hall, well-presented kitchen / dining room, W.C., a spacious living room with a sliding glass door to the private south facing rear garden. On the first floor are two well proportioned bedrooms with one full ensuite and a family bathroom.

This attractive home is sure to appeal to a wide range of purchasers, from first-time buyers and those looking to downsize, to investors seeking an opportunity. The residence has been lovingly cared for by its current owners and is presented in excellent condition, featuring sophisticated décor and a well-maintained garden which provides ample space for new owners to enjoy while also offering plenty of scope to personalise and make the property their own.



Accommodation extends to C. 73m² and comprises as follows:

Entrance Hall:	4.5m x 2.0m	Laminate flooring, stairs to first floor.
Kitchen:	3.7m x 2.1m	Tiled flooring, fitted units at waist and eye level, plumbed for a washing machine.
Living Room:	4.9m x 4.3m	Laminate flooring, fireplace with stove, sliding door to rear garden.
W.C.:	0.9m x 1.7m	Tiled flooring, W.C., W.H.B.
Landing:	2.1m x 2.1m	Carpet flooring, hotpress.
Bedroom 1:	3.4m x 3.2m	Carpet flooring, built-in wardrobe, ensuite.
Ensuite:	2.3m x 1.8m	Tiled flooring, W.C., W.H.B., electric shower.
Bedroom 2:	3.0m x 4.3m	Carpet flooring, built-in wardrobe.
Bathroom:	2.1m x 2.0m	Tiled flooring, W.C., W.H.B., bath.





OUTSIDE:

Enjoying a superb position along a quiet cul-de-sac within the Meadow Gate estate, this property overlooks a generous communal green area with a selection of mature trees. The rear garden is conveniently accessed via sliding doors from the living room. A gravel pathway extends from the house towards the rear, bordered by an abundance of mature planting, shrubs and greenery. To the rear of the garden is a spacious gravelled area with a good-sized timber shed. This area provides ample space for gardening activities. The garden is fully enclosed by wooden fencing, creating a private and peaceful outdoor space that can be enjoyed throughout the year.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Property Extends To: C. 73m²
Built: 2005



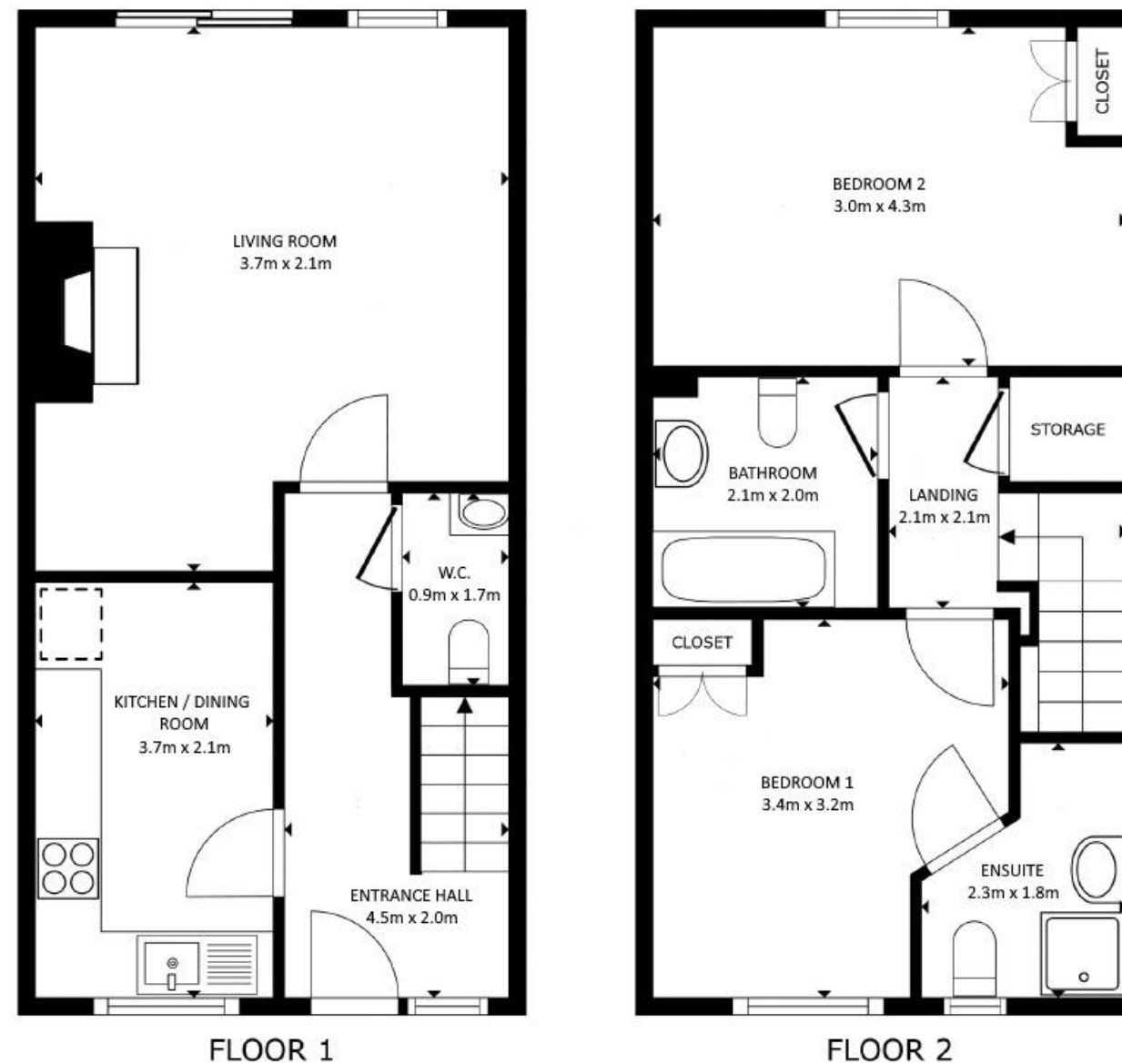
BER DETAILS:

BER: C2
BER No.: 113889620
Energy Performance Indicator: 191.93 kWh/m²/yr



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

A.M.V. €240,000



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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