

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



For Identification Purposes only

Apt 11 Block 1, Priory Court,
St. Michael's Road, Gorey,
Co. Wexford, Y25 D832

BER C2

sherryfitz.ie



11 Priory Court is a luxurious two-bed second floor apartment in a gated, high-end apartment development located on St. Michael's Road in Gorey, County Wexford. This beautiful development, formerly the Loreto nun's convent with the original building dating back to the 1800's truly is a captivating setting with a beautiful twist of modern residing within the old. This large well-appointed apartment measuring 107.3sq m approx. offers all of the modern amenities associated with a development of this quality with the added benefit of lying within easy access of all the town life offers on your doorstep.

On entry to the apartment, a hall leads to the large open plan dining/living area with the spacious feeling enhanced by the large windows flooding light into the property, the kitchen provides all the necessary amenities and opens up to the dining/living area. The property has been meticulously maintained by the current owners with sumptuous floor coverings and detail throughout. Down the hallway we are firstly greeted by the family bathroom and the two large double bedrooms conclude the accommodation with the master bedroom enjoying its own Ensuite bathroom.

This development of beautiful apartments in a truly historic site are a very popular option for both young and old and is sure to gain a lot of interest so early viewing is advised.



Accommodation

Entrance porch 1.16m x 1.86m (3'10" x 6'1"): tiled flooring.

Hallway 3.49m x 1.88m (11'5" x 6'2"): at widest point, tiled flooring.

Dining/Sitting Room 7.05m x 7.68m (23'2" x 25'2"): at widest point, laminate wood flooring, feature fireplace, and archway to kitchen.

Kitchen 4.23m x 2.72m (13'11" x 8'11"): tiled flooring and backsplash, fitted kitchen units, electric hob, electric oven, integrated fridge freezer, integrated dishwasher, integrated washing machine and integrated dryer.

Bedroom 1 4.00m x 5.22m (13'1" x 17'2"): laminate wood flooring and built-in wardrobe.

Master Bedroom 2 3.32m x 5.20m (10'11" x 17'1"): at widest point, laminate wood flooring and built-in wardrobes.

Ensuite 2.20m x 0.98m (7'3" x 3'3"): tiled flooring and walls, shower, WC and wash hand basin.

Bathroom 2.17m x 1.88m (7'1" x 6'2"): tiled flooring and walls, bath, WC and wash hand basin.





Special Features & Services

- Two-bedroom apartment 1155sqft approx.
- Walk in Condition
- Beautifully landscaped communal grounds.
- Electric entrance gates.
- Secure location and car parking.
- Superb location within close proximity of all services and amenities.



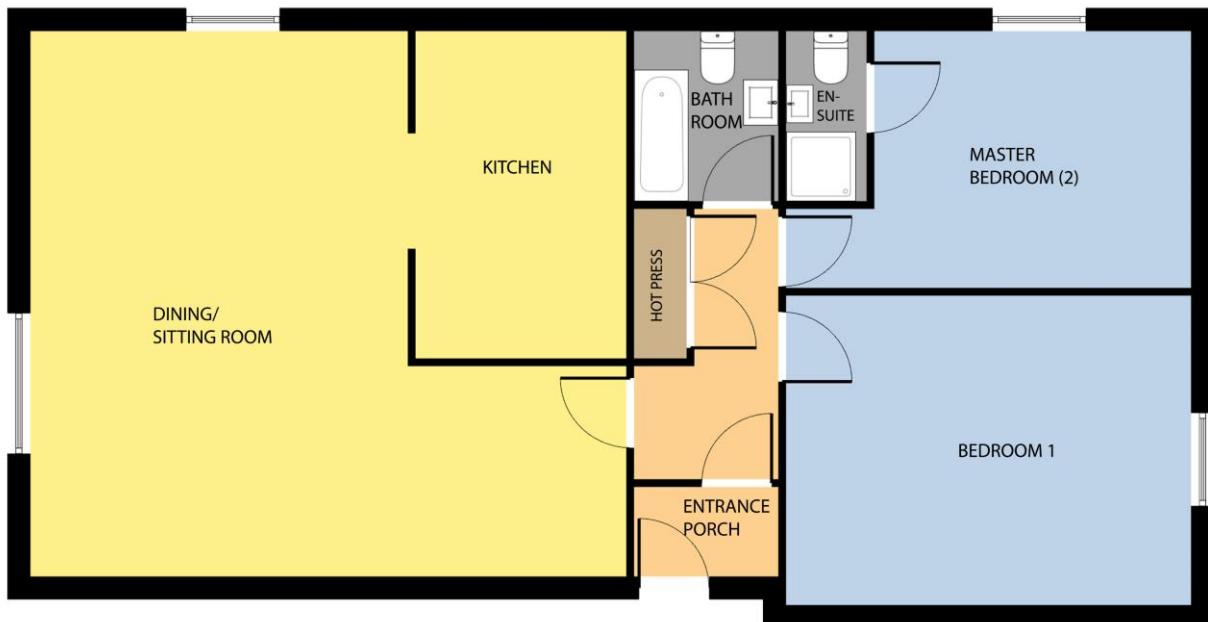


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Directions
Y25 D832



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry Fitzgerald office. We strongly recommend that you familiarize yourself with these general conditions.
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