

# For Sale

Asking Price: €200,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



36 The Close,  
Clonattin Village,  
Gorey,  
Co. Wexford, Y25 NN66

**BER C1**

[sherryfitz.ie](http://sherryfitz.ie)



36 The Close is a bright and elegant three-bedroom property within walking distance of Gorey town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

This spacious home has been meticulously well cared for and is in walk in condition. The property which stands at 1,126 sqft (approx.) and offers generous accommodation and briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen, sitting room with feature fireplace and guest WC. Accommodation on the first floor consists of three bedrooms including the master bedroom, which enjoys its own ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout and is guaranteed to appeal particularly to families seeking a home of quality in a nice neighborhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town centre.

'Clonattin Village' is also located within walking distance of Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex.



**Accommodation**  
**GROUND FLOOR**

**Entrance Hallway** 4.82m x 2.10m (15'10" x 6'11"): at widest point, solid wood flooring.

**Sitting Room** 5.45m x 3.70m (17'11" x 12'2"): at widest point, solid wood flooring, feature fireplace, and feature bay window.

**Kitchen/Dining** 3.80m x 5.90m (12'6" x 19'4"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher and double doors to rear garden.

**Guest WC** 1.55m x 1.87m (5'1" x 6'2"): at widest point, tiled flooring, WC and wash hand basin.



**FIRST FLOOR**

**Landing** 1.63m x 3.75m (5'4" x 12'4"): at widest point, carpet flooring.

**Bedroom 1** 3.24m x 2.70m (10'8" x 8'10"): laminate wood flooring.

**Bedroom 2** 3.54m x 3.10m (11'7" x 10'2"): at widest point, laminate wood flooring and built-in wardrobes.

**Bathroom** 1.95m x 2.05m (6'5" x 6'9"): tiled flooring and bath, bath, WC and wash hand basin.

**Master Bedroom 3** 3.65m x 4.90m (12' x 16'1"): at widest point, laminate wood flooring, built-in wardrobes and feature bay window)

**Ensuite** 1.91m x 1.90m (6'3" x 6'3"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





### Special Features & Services

- Spacious accommodation of approximately 1126sqft.
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walk in Condition.
- OFCH and double-glazed windows.

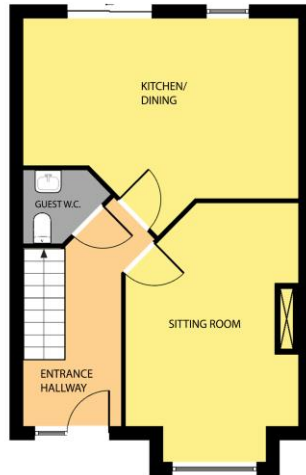




Directions  
Y25NN66



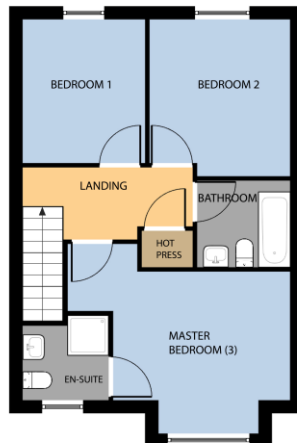
GROUND FLOOR



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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FIRST FLOOR



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**CONTACT**

Sherry FitzGerald O'Leary Kinsella  
Tara View, Esmonde Street, Gorey,  
Co Wexford  
T: 053 9430088  
E: info@olearykinsella.com

**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.

[sherryfitz.ie](http://sherryfitz.ie)

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