

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Leary Kinsella



For Identification purposes only

32 The Green,
Clonattin Village,
Gorey,
Co. Wexford
Y25D393

BER B1

sherryfitz.ie



Welcome to 32 The Green, a well-appointed four-bedroom home ideally located in one of Gorey's most sought-after residential developments. Extending to approximately 125.6 sqm., this property offers bright and spacious accommodation, perfect for growing families or those seeking convenience and comfort close to town.

One of the standout features of this home is its deceptively large rear garden — offering ample space for outdoor living, play areas, or future landscaping projects. Inside, the property is thoughtfully laid out with generous living areas, a functional kitchen, and four well-proportioned bedrooms.

Apart from its close proximity to Gorey's town centre and all it has to offer, '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.

This is a rare opportunity to secure a quality home in a desirable location.



Accommodation

GROUND FLOOR

Entrance Hallway 4.97m x 3.78m (16'4" x 12'5"): at widest point, laminate wood flooring.

Sitting Room 6.49m x 5.00m (21'4" x 16'5"): at widest point, laminate wood flooring and feature flame effect fireplace with in-built storage.

Kitchen/Dining 3.97m x 5.16m (13' x 16'11"): at widest point, laminate wood flooring, fitted kitchen units, electric oven, electric hob, integrated dishwasher, American style fridge freezer, breakfast bar and double doors to rear garden.

Guest WC 2.14m x 2.00m (7' x 6'7"): at widest point, tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 2.80m x 4.09m (9'2" x 13'5"): at widest point, laminate wood flooring.

Bedroom 1 3.98m. x 4.31m (13'1". x 14'2"): at widest point, laminate wood flooring and built-in wardrobes.

Bedroom 2 3.97m x 2.90m (13' x 9'6"): at widest point, laminate wood flooring.

Bedroom 3 4.12m x 2.80m (13'6" x 9'2"): at widest point, laminate wood flooring and built-in wardrobes.

Bathroom 2.43m x 1.64m (8' x 5'5"): at widest point, tiled flooring and bath, WC and wash hand basin.

Master Bedroom 4 4.89m x 4.35m (16'1" x 14'3"): at widest point, laminate wood flooring.

Ensuite 1.64m x 1.48m (5'5" x 4'10"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Spacious 4-bedroom home (approx. 1352 sq.ft.) in a highly sought-after location in Gorey.
- Walk in condition.
- Deceptively large rear garden, ideal for families, entertaining, or future development.
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walking distance to secondary schools, primary schools, creche, shopping, restaurant etc.

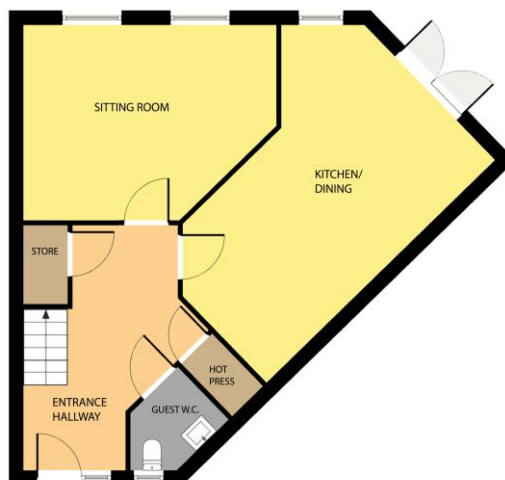




Directions
Y25D393



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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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

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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