

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



121 Meadowgate,
Gorey,
Co. Wexford,
Y25 Y5T9

BER C2

sherryfitz.ie

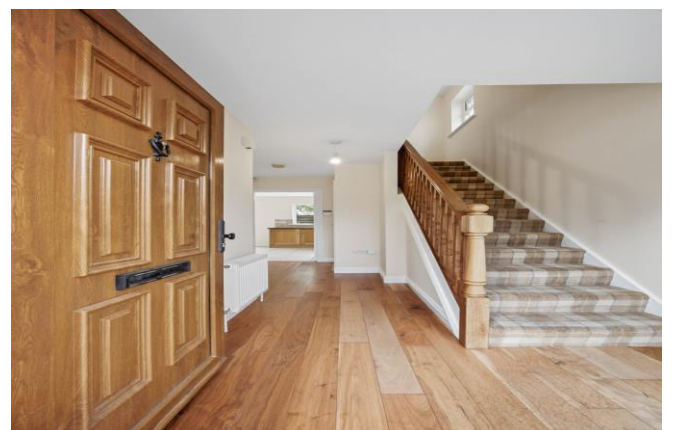


121 Meadowgate is an impressive three-bedroom residence extending to approximately 96 sqm., ideally positioned within a sought-after residential development just a short stroll from Gorey town centre and an exceptional range of local amenities.

Upon entering, a bright and spacious entrance hallway sets the tone for the well-presented accommodation throughout. To the right, the generously proportioned living room features a charming open fireplace and attractive bay window, creating a warm and inviting space. To the rear, the kitchen/dining area offers an ideal setting for modern family living, complete with sliding doors opening onto the rear garden and patio area. A utility room and guest WC complete the ground floor accommodation. Upstairs, the bright and airy landing leads to three well-appointed bedrooms, including a spacious master bedroom benefitting from an ensuite bathroom and private balcony. A family bathroom completes the first-floor accommodation.

Outside, the property enjoys a tarmac driveway to the front, while a side entrance provides access to the enclosed rear garden.

Nestled within this highly desirable development, the convenience of the location is second to none. Meadowgate is within walking distance of Gorey town centre, Gorey Shopping Centre, and a wide selection of specialist boutiques, cafés, restaurants, and everyday amenities. The award-winning Amber Springs Hotel & Leisure Centre and the M11 Business Campus/Hub are located directly opposite the development.



Accommodation

GROUND FLOOR

Entrance 1.9m x 4.3m (6'3" x 14'1"): at widest point, wooden flooring.

Living Room 4.1m x 5.0m (13'5" x 16'5"): at widest point, wooden flooring, feature fireplace and bay window.

Kitchen/Dining 6.1m x 3.3m (20' x 10'10"): at widest point, tiled flooring, fitted kitchen units.

Utility Room 1.5m x 1.6m (4'11" x 5'3"): at widest point, tiled flooring, plumbed for washing machine and dryer.

W.C. 1.4m x 1.6m (4'7" x 5'3"): at widest point, tiled flooring, wash hand basin and w.c.

FIRST FLOOR

Landing 2.2m x 2.9m (7'3" x 9'6"): at widest point

Master Bedroom 4.0m x 4.0m (13'1" x 13'1"): at widest point, carpet flooring.

Ensuite 2.7m x 0.9m (8'10" x 2'11"): tiled flooring, w.c., wash hand basin and shower.

Bedroom 2 3.8m x 3.3m (12'6" x 10'10"): carpet flooring and built-in wardrobe.

Bedroom 3 2.8m x 2.6m (9'2" x 8'6"): at widest point, carpet flooring.

Bathroom 2.2m x 2.0m (7'3" x 6'7"): at widest point, tiled flooring, partially tiled wall, bath, w.c. and wash hand basin.





Special Features & Services

- Three Bedroom dwelling of approx. 1,033sqft.
- Walk-in condition.
- Short walk to Gorey's Main Street, public transport and Gorey shopping centre.
- Private off-street parking.
- Highly sought after location.



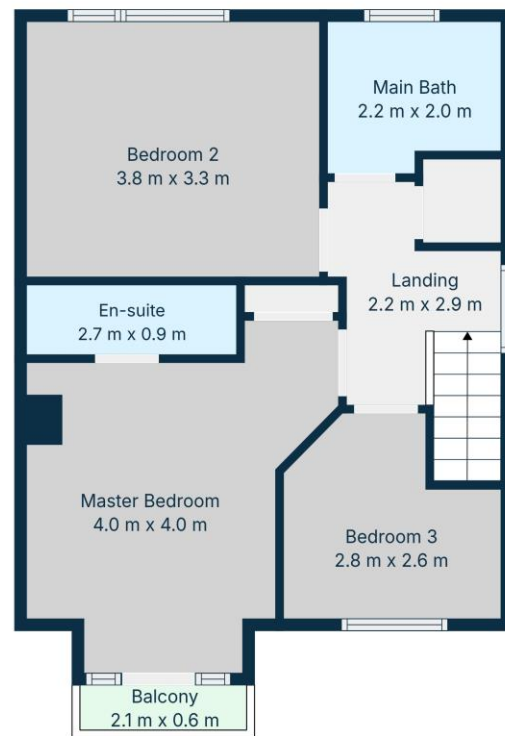


Directions
Y25 Y5T9





1st Floor



2nd Floor

TOTAL: 96 m²

1st floor: 48 m², 2nd floor: 48 m²

EXCLUDED AREAS: BALCONY: 1 m², WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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.
PSRA Registration No. 001510