

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



96 Hazelwood,
Gorey,
Co. Wexford
Y25 AX27

BER C2

sherryfitz.ie



96 Hazelwood is an elegant and modern four-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 cleverly designed home has been extremely well maintained. The property which stands at 121.60 sq m(approx.) and offers generous accommodation briefly comprises of entrance hallway, fully fitted kitchen, dining room, sitting room with feature solid fuel stove fireplace, light filled bay window, utility room and Guest WC. Accommodation on the first floor consists of four bedrooms with the Master Bedroom enjoying its own ensuite and family bathroom.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout. Externally the property has a tarmac drive and to the rear is a beautiful private large garden with detached garage.

Tucked away in a desirable development, the convenience of the location cannot be overstated. It is within a short stroll of Gorey's town centre, Aldi Supermarket, Gorey Community School, Naomh Eanna GAA Complex and Gorey Rugby.



Accommodation

GROUND FLOOR

Entrance Hallway 4.66m x 2.43 (15'3" x 2.43): at widest point, laminate wood flooring.

Sitting Room 5.63m x 4.17m (18'6" x 13'8"): at widest point, carpet flooring, feature fireplace with solid fuel stove, feature bay window and glass inlay french doors to dining.

Dining Room 3.45m x 3.45m (11'4" x 11'4"): laminate wood flooring and sliding glass panel doors to patio.

Kitchen 5.23m x 2.90m (17'2" x 9'6"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, integrated fridge freezer and integrated dishwasher.

Utility Room 1.54m x 1.79m (5'1" x 5'10"): at widest point, tiled flooring, plumbed for washing machine and dryer and inbuilt storage units.

Guest WC 1.49m x 0.77m (4'11" x 2'6"): laminate wood flooring, WC and wash hand basin.

FIRST FLOOR

Landing 2.88m x 4.13m (9'5" x 13'7"): at widest point, carpet flooring.

Bedroom 1 4.04m x 2.49m (13'3" x 8'2"): at widest point, carpet flooring and built-in wardrobe.

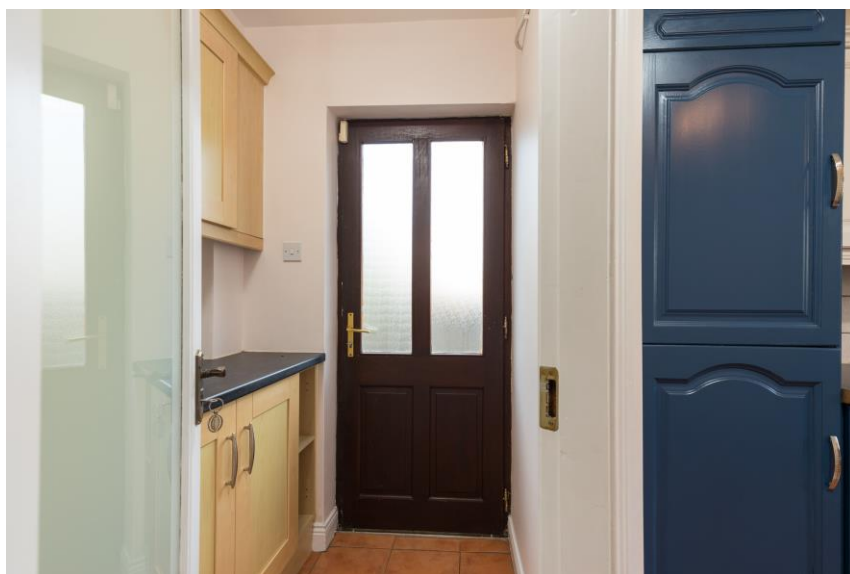
Bedroom 2 3.50m x 2.85m (11'6" x 9'4"): carpet flooring.

Bedroom 3 2.38m x 3.78m (7'10" x 12'5"): carpet flooring and built-in wardrobe.

Bathroom 2.05m x 2.47m (6'9" x 8'1"): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

Master Bedroom 4 4.05m x 4.13m (13'3" x 13'7"): at widest point, carpet flooring, built-in wardrobe and bay window.

Ensuite 0.80m x 2.28m (2'7" x 7'6"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious Accommodation of approximately 1,309 sq ft., with detached garage.
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walk in Condition.
- Detached garaged - fully plumbed with electric points.

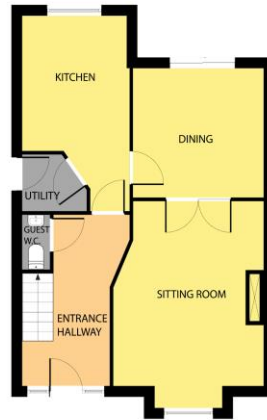




Directions
Y25AX27



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.

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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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