

# For Sale

Asking Price: €250,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



8 Clonattin Road,  
Gorey,  
Co. Wexford  
Y25 X974

**BER D2**

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

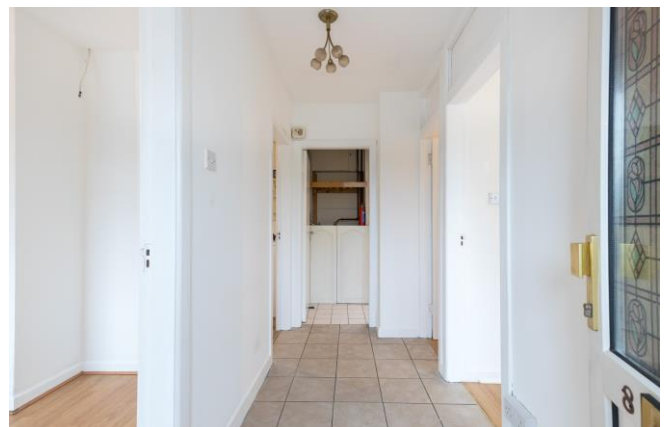


Location! Location! Location!

8 Clonattin Road is a semi-detached bungalow within walking distance of Gorey Town Centre. The property which stands at 85.7sqm approx., is currently set out in two sections providing a versatile home in a fantastic location. The property briefly comprises of entrance hallway, sitting room, kitchen/dining room, a family bathroom one bedrooms and an office / store. the second section which is currently laid out as a self-contained unit, has a double bedroom, an open plan kitchen /living / dining room and a bathroom.

This unique property captures a wonderful sense of space and light throughout. The property has an abundance of character and huge potential.

The convenience and location cannot be overstated with Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex all within a short stroll.



### Accommodation

**Entrance Hall** 3.40m x 1.31m (11'2" x 4'4"): tiled flooring.

**Sitting room** 2.91m x 3.91m (9'7" x 12'10"): laminate wood flooring and feature fireplace with solid fuel stove.

**Kitchen/Dining Room** 2.43m x 3.88m (8' x 12'9"): linoleum flooring, fitted kitchen units, fridge freezer and electric cooker.

**Bedroom 1** 2.81m x 3.63m (9'3" x 11'11"): at widest point, laminate wood flooring and built-in wardrobes.

**Office/Study** 2.94m x 3.62m (9'8" x 11'11"): at widest point, laminate wood flooring and built-in storage.

**Bathroom** 1.68m x 2.52m (5'6" x 8'3"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.



### Rear section

**Entrance Hall** 1.76m x 3.20m (5'9" x 10'6"): at widest point, tiled flooring and built-in storage.

**Kitchen/Dining/Living Room** 3.81m x 4.75 (12'6" x 4.75): at widest point, laminate wood flooring, fitted kitchen units, fridge, electric oven and electric hob.

**Bathroom** 2.10m x 1.77m, (6'11" x 5'10",): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 2** 3.48m x 3.16m (11'5" x 10'4"): at widest point, laminate wood flooring.





### Special Features & Services

- Rear section currently in use as a self-contained unit.
- Spacious Accommodation of approximately (922 sq ft)
- Superb location within walking distance of Gorey town centre, 5 mins to M11
- Walk in Condition

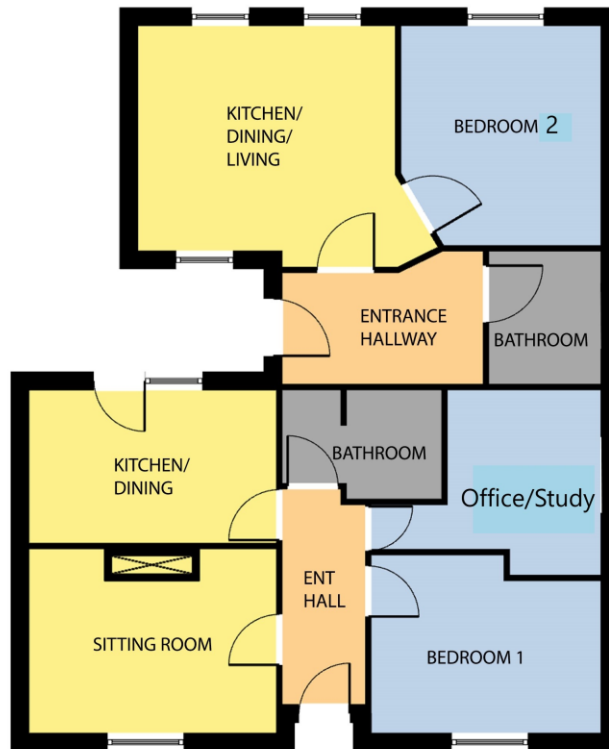




Directions  
Y25 X974



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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**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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