

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



43 Ardmore,
Gorey,
Co. Wexford
Y25 DT18

BER C3

sherryfitz.ie



This wonderful detached four-bedroom family residence is conveniently located in the “Ardmore” development on the edge of Gorey town. The spacious home is presented in excellent decorative order throughout. The property extends to c.125.0 sqm (1345 sqft) approx. and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; welcoming entrance hall, sitting room with feature open fireplace and a large window flooding the room with natural light. To the rear is a large fully equipped kitchen/dining with access to the rear patio, a utility and a guest WC. On the first floor there is a large hotpress, family bathroom and four generous bedrooms with the master enjoying its own ensuite.



The front of the property is a tarmac drive with off street parking and easy to maintain garden. To the rear is a private large garden which is not overlooked.

Tucked away in a desirable development, Ardmore is only a few minutes' walk from Gorey's Main Street, and all its amenities including: shops, restaurants, bars, banks, primary schools and secondary schools are also located within walking distance. There are truly magnificent views from the rear of the house which could easily be accentuated with a bit of trimming.



Accommodation

GROUND FLOOR

Entrance Hallway 5.00m x 2.45m (16'5" x 8'): at widest point, laminate wood flooring.

Sitting Room 5.80m x 3.95m (19' x 13'): at widest point, laminate wood flooring, feature open fireplace, feature bay window and double doors to kitchen/dining.

Kitchen/Dining 4.30m x 6.50m (14'1" x 21'4"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric cooker, dishwasher and double doors to rear garden.

Utility Room 1.70m x 1.40m (5'7" x 4'7"): tiled flooring, plumbed for washing machine and dryer, fitted storage units)

Guest WC 1.60m x 1.40m (5'3" x 4'7"): laminate wood flooring.

FIRST FLOOR

Landing 1.94m x 4.49m (6'4" x 14'9"): at widest point, carpet flooring.

Bedroom 1 2.96m x 3.00m (9'9" x 9'10"): at widest point, solid wood flooring.

Bathroom 1.75m x 2.41m (5'9" x 7'11"): tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 2 3.95m x 3.45m (13' x 11'4"): at widest point, solid wood flooring.

Bedroom 3 3.95m x 2.95m (13' x 9'8"): at widest point, solid wood flooring.

Master Bedroom 4 4.75m x 3.99m (15'7" x 13'1"): carpet flooring, feature bay window and built-in wardrobes.

Ensuite 2.20m x 1.91m (7'3" x 6'3"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious 4-bedroom home.
- Convenient location within walking distance of schools, Gorey's Main Street and all amenities.
- Private Parking.
- Fully enclosed private rear garden.
- Walk-in condition.
- Oil Fired Central Heating and uPVC double glazed windows.
- Amazing views to the rear of the house.
- Much sought after address.

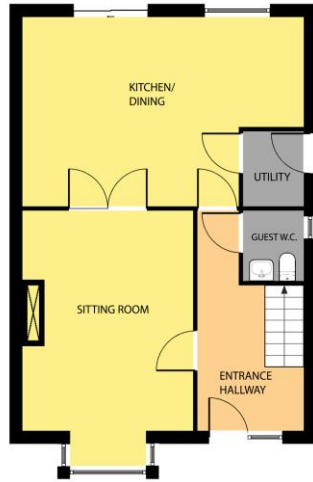




Directions
Y25 DT18



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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