

For Sale

Asking Price: €499,000

**Sherry
FitzGerald**
O'Leary Kinsella



44 MillQuarter,
Gorey,
Co. Wexford
Y25 X2K8

BER A2

sherryfitz.ie



Prepare to be extremely impressed by this distinctive, modern, A rated, four bedroomed detached property extending to approx.1,484sq.ft (137.9sqm) enjoying a large rear garden. 44 Millquarter is a stylish and bright spacious home presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in Gorey town.

Upon entering the property you are welcomed by a spacious entrance hallway which leads to a sitting room to the right and a kitchen/dining room with double doors leading out to the garden. A utility and guest WC completes the accommodation on this level. The staircase leads up to the bright and airy landing with four bedrooms including the master bedroom which enjoys an ensuite bathroom. The property has parking to the front and two side entrances which lead to the south facing rear garden.

44 Millquarter is a most sought-after location, conveniently located to a host of amenities within walking distance of Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.



Accommodation

GROUND FLOOR

Entrance Hallway 4.90m x 2.65m (16'1" x 8'8"): at widest point, laminate wood flooring.

Sitting Room 6.10m x 4.05m (20' x 13'3"): at widest point, carpet flooring, fitted wall units, feature bay window, and double doors to kitchen/dining.

Kitchen/Dining 4.85m x 6.80m (15'11" x 22'4"): at widest point, laminate wood flooring, tiled backsplash, fitted kitchen units with matching island and breakfast bar, electric oven, electric hob, dishwasher and double doors to rear garden.

Utility Room 2.00m x 1.45m (6'7" x 4'9"): tiled flooring, plumbed for washing machine and dryer.

Guest WC 1.55m x 1.45m (5'1" x 4'9"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.35m x 3.10m (11' x 10'2"): at widest point, carpet flooring.

Bedroom 1 3.55m x 3.10m (11'8" x 10'2"): at widest point, carpet flooring and built-in storage.

Bathroom 2.00m x 1.90m (6'7" x 6'3"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 2.75m x 3.10m (9' x 10'2"): carpet flooring and built-in wardrobes.

Bedroom 3 3.80m x 3.60m (12'6" x 11'10"): carpet flooring.

Master Bedroom 4 4.85m x 3.60m (15'11" x 11'10"): carpet flooring, built-in wardrobes and sliding doors to balcony.

Ensuite 1.00m x 2.60m (3'3" x 8'6"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Four-bedrooms detached home approx. 1484 sq ft.
- Walk-in condition.
- Air to water heating system.
- Beautiful A-rated home.
- Excellent location convenient to all amenities.
- Designer interior.
- South facing rear garden.
- Partial patio paving in rear garden.
- Zappi home electric car charger.
- 15 x Solar panels (German manufacture with 20-year warranty - installed by Activ8) to improve reduction of household bills.
- CCTV system with remote viewing and recording.
- Separate electricity to shed.
- Video doorbell through app.
- Intruder alarm system & accessible through App.
- 80% attic floored with stira ladder.
- External power points in front and rear garden.
- Smart storage shelving under stairs.
- Water filtration system in kitchen and showers.



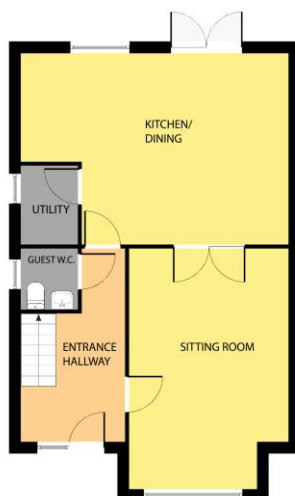




Directions
Y25 X2K8



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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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