

For Sale

Asking Price: €420,000

**Sherry
FitzGerald**
O'Leary Kinsella



Saint Martin De Porres,
13 The Gallops,
Ramsgate Village,
Gorey,
Co. Wexford
Y25NW81



sherryfitz.ie

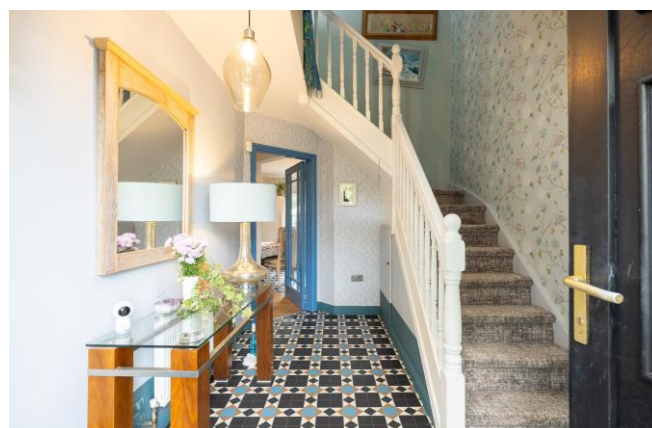


13 The Gallops, is a stunning four-bedroom detached property in pristine walk-in-condition and beautifully finished throughout. It enjoys an open plan living area and a South facing patio area and large rear mature private garden which is somewhat of a delight in an urban property.

The open plan living area has a kitchen and dining area, while the living area has a solid fuel stove and a most welcoming feel. The four double bedrooms make up the sleeping accommodation, one with a walk-in-wardrobe while another enjoys its own ensuite.

The garage has been converted to an elegant self-contained studio with guest WC and shower and has the potential to be used for a myriad of purposes. It also features its own private and secluded garden.

The location of this property is unrivalled, within walking distance of Gorey Town Centre, Gorey Shopping Centre, cafes, restaurants public transport and a host of other local amenities. There is a choice of primary and secondary schools in the area. 13 The Gallops is guaranteed to appeal particularly to a first-time buyer seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town centre.



Accommodation

GROUND FLOOR

Entrance Hallway 3.85m x 3.31m (12'8" x 10'10"): at widest point, tiled flooring.

Kitchen 4.68m x 3.47m (15'4" x 11'5"): at widest point, tiled flooring, tiled backsplash, fitted kitchen units, Neff induction hob, electric over and Zanussi washing machine.

Living Room/Dining area 7.76m x 4.18m (25'6" x 13'9"): at widest point, laminate wood flooring, feature open fireplace, TV point and glass inlay double doors to rear garden.

Studio / Home Office 5.73m x 2.83m (18'10" x 9'3"): laminate wood flooring and built-in kitchenette.

Guest WC 1.53m x 1.55m (5' x 5'1"): at widest point, tiled floor and wall, WC, wash hand basin and electric shower.

FIRST FLOOR

Landing 3.80m x 3.39m (12'6" x 11'1"): at widest point, carpet flooring.

Bathroom 2.31m x 2.20m (7'7" x 7'3"): at widest point, tiled flooring and bath, WC and wash hand basin.

Master Bedroom 1 4.43m x 3.88m (14'6" x 12'9"): at widest point, carpet flooring.

Ensuite 0.90m x 2.47m (2'11" x 8'1"): tiled flooring and shower, WC and wash hand basin.

Bedroom 2 3.78m x 3.30m (12'5" x 10'10"): carpet flooring.

Bedroom 3 3.39m x 2.27m (11'1" x 7'5"): carpet flooring.

Bedroom 4 2.39m x 2.78m (7'10" x 9'1"): carpet flooring.





Special Features & Services

- Spacious Accommodation of approx. 1,337 sq ft.
- Converted Garage – Self Contained Studio.
- Superb location within walking to Gorey town centre, 4.5km to M11.
- Walk in Condition.
- Oil fired central heating.







Directions
Y25NW81



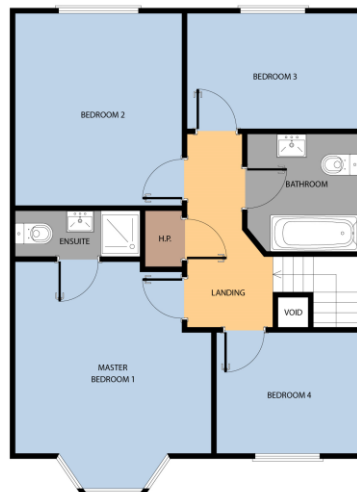
GROUND FLOOR



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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES IE

FIRST 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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES IE



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.

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