

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Leary Kinsella



8 Grattan Court,
Carnew Road,
Gorey,
Co Wexford,
Y25 H512



BER C3

sherryfitz.ie



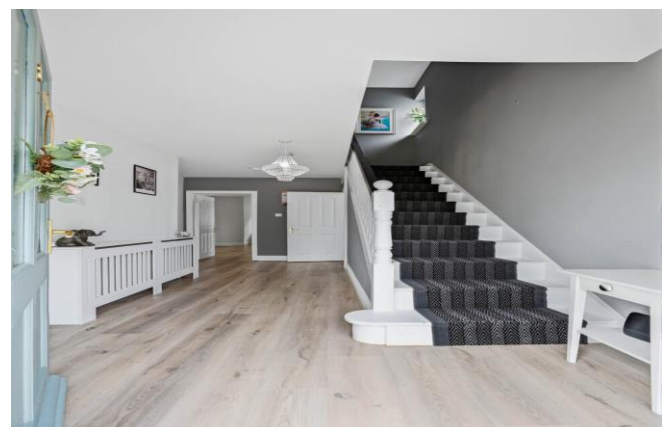
Welcome to 8 Grattan Court, a superbly presented four-bedroom, three-bathroom semi-detached c.122sqm, residence offering spacious, light-filled accommodation in turnkey condition. Beautifully maintained throughout, this impressive family home combines modern style with practical everyday living in one of Gorey's most sought-after residential developments, just minutes from the town centre.

The accommodation is thoughtfully laid out to suit contemporary family life. On the ground floor, a bright and welcoming entrance hallway, a generously proportioned living room featuring a striking fireplace and elegant bay window. Double doors open through to a spacious open-plan kitchen/dining area complete with fully fitted kitchen units, creating an ideal space for both entertaining and family gatherings. A separate utility room provides additional storage and convenience, while sliding doors from the dining area open directly onto the rear garden. A guest WC completes the ground floor accommodation. Upstairs, there are four generously sized bedrooms, all with built-in wardrobes. The spacious master bedroom enjoys the added benefit of a private ensuite bathroom, while a large, well-appointed family bathroom serves the remaining bedrooms.

Externally, No. 8 Grattan Court offers a tarmac driveway to the front providing ample off-street parking. To the rear, the property benefits from a log cabin, offering excellent additional storage space.

Grattan Court is a mature and highly regarded residential development. Ideally positioned within the thriving town of Gorey, residents enjoy immediate access to an excellent selection of schools, shops, cafés, restaurants, and leisure amenities. Gorey is renowned for its vibrant lifestyle, excellent retail offering, and close proximity to some of Wexford's finest beaches and golf courses.

Early viewing is highly recommended.



Accommodation

GROUND FLOOR

Entrance 2.5m x 4.6m (8'2" x 15'1"): at widest point, laminate wooden flooring.

Living Room 4.2m x 5.3m (13'9" x 17'5"): at widest point, laminate wood flooring, feature bay window and feature fireplace.

Dining Area 4.8m x 3.4m (15'9" x 11'2"): laminate wood flooring.

Kitchen Area 2.9m x 3.6m (9'6" x 11'10"): laminate wood flooring, fitted kitchen units.

Utility Room 1.9m x 1.5m (6'3" x 4'11"): laminate wood flooring, plumbed for washing machine and dryer.

W.C. 0.9m x 1.7m (2'11" x 5'7"): tiled flooring and partially tiled walls, w.c., and wash hand basin.

FIRST FLOOR

Landing 3.3m x 3.4m (10'10" x 11'2"): at widest point

Master Bedroom 3.5m x 4.1m (11'6" x 13'5"): at widest point, carpet flooring and built in wardrobes.

Ensuite 2.4m x 0.9m (7'10" x 2'11"): tiled flooring and walls, shower, w.c. and wash hand basin.

Bedroom 2 3.7m x 3.6m (12'2" x 11'10"): laminate wood flooring and built-in wardrobe.

Bedroom 3 2.9m x 2.9m (9'6" x 9'6"): laminate wood flooring and built-in wardrobe.

Bedroom 4 3.2m x 3.4m (10'6" x 11'2"): laminate wood flooring and built-in wardrobe.

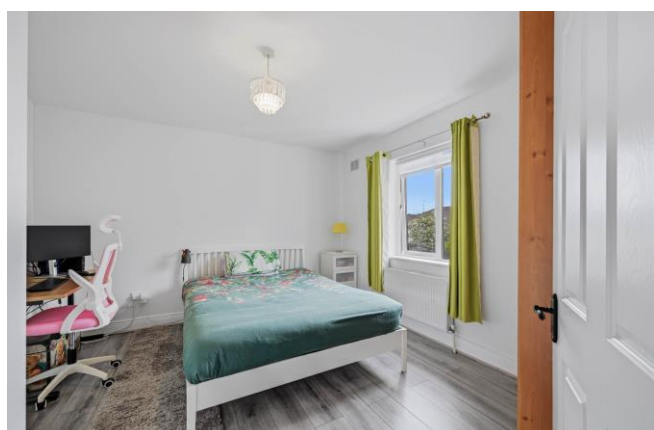
Bathroom 1.9m x 2.2m (6'3" x 7'3"): fully tiled floors and walls, electric shower, bath, w.c. and wash hand basin.





Special Features & Services

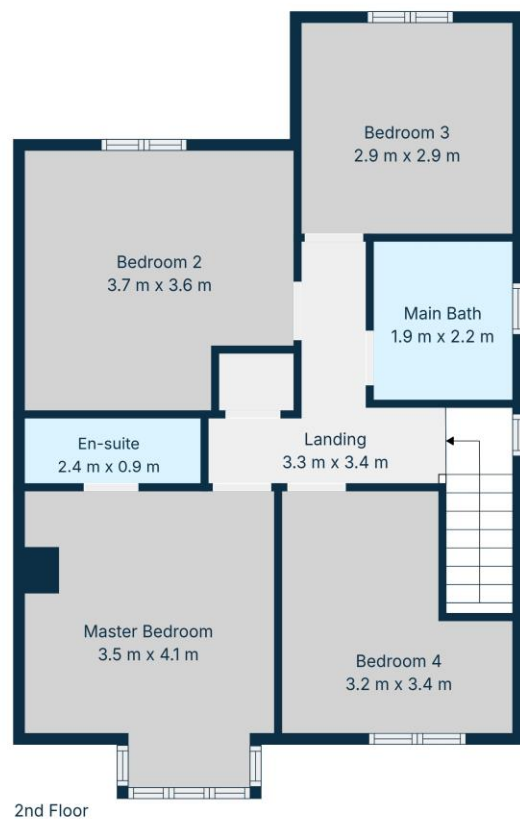
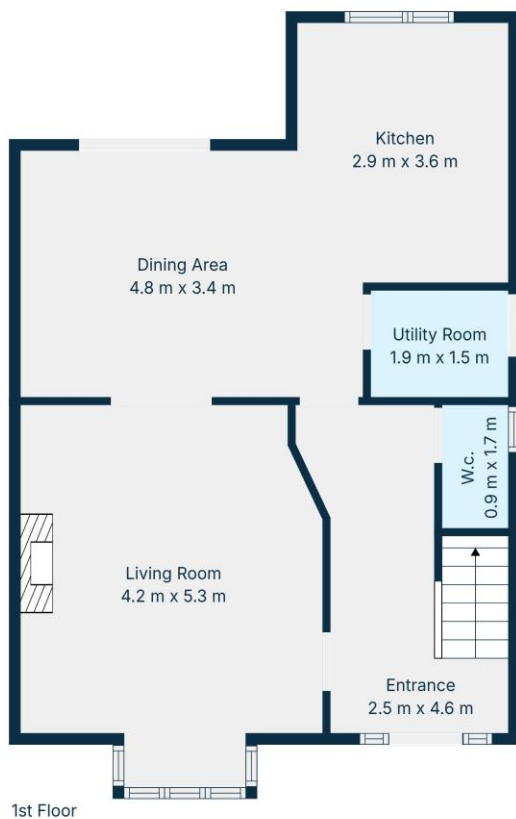
- Spacious four-bedroomed modern home c122sqm/1,313sqft.
- Sought after Town Centre position
- Private Parking
- Walk-in condition
- Convenient location close to Gorey main street and all amenities
- Log cabin, offering excellent additional storage space.





Directions
Y25H512





TOTAL: 122 m²
 1st floor: 61 m², 2nd floor: 61 m²
 EXCLUDED AREAS: WALLS: 10 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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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.
 PSRA Registration No. 001510