

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 Twin Oaks,
Clonattin,
Gorey,
Co. Wexford
Y25 AH92

BER C2

sherryfitz.ie



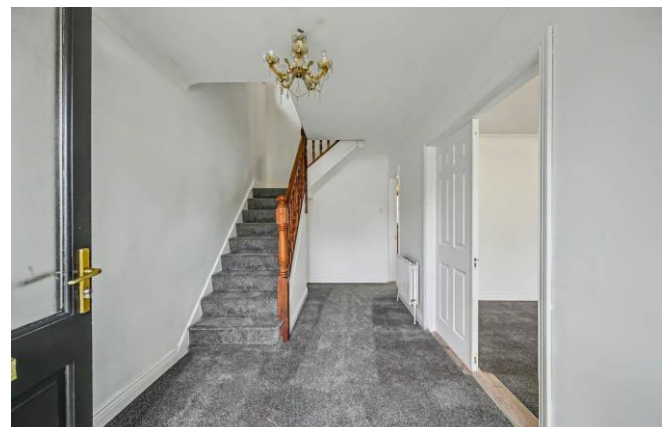
No. 9 Twin Oaks is an attractive five-bedroom detached home, ideally positioned in a quiet cul-de-sac within a highly sought-after, mature residential development. Just a short stroll from Gorey town centre, the property enjoys immediate access to a wide range of shops, restaurants, cafés, excellent amenities, schools, and public transport links.

Extending to approximately 157 sqm., this bright and spacious residence offers well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hallway, a comfortable living room, bedroom with ensuite, a well-appointed kitchen/dining room, utility, guest WC, and a sunroom with French doors opening onto the private fully enclosed rear garden. Upstairs, there are four generously sized bedroom all with new carpets and freshly painted, including a master bedroom with ensuite, along with a family bathroom.

To the front, a private driveway provides convenient off-street parking, while a side entrance leads to a fully enclosed rear garden—ideal for family living and outdoor enjoyment.

Twin Oaks will particularly appeal to families seeking a quality home in a well-established neighbourhood, as well as investors looking for a strong residential opportunity in an exceptional location. Within walking distance are Gorey town centre, Gorey Community School, several primary schools, supermarkets, a shopping centre, Gorey Rugby Club, and Naomh Éanna GAA and sports complex.

The nearby coastal villages of Courtown and Ballymoney are just a 10-minute drive away, offering beautiful beaches and access to top golf courses. Gorey also benefits from excellent daily commuter services, and the M11 is easily accessible within a 10-minute drive, placing Dublin approximately one hour away.



Accommodation

Ground floor

Entrance Hall 2.4m x 4.9m (7'10" x 16'1"): at widest point, new carpet flooring.

Living Room 4.2m x 5.7m (13'9" x 18'8"): new carpet flooring and feature stove fireplace.

Bedroom 5 4.2m x 3.5m (13'9" x 11'6"): wood flooring.

Utility Room 2.7m x 1.7m (8'10" x 5'7"): timber floor, sink, storage and side door.

Ensuite 1.5m x 1.7m (4'11" x 5'7"): fully tiled floors and walls, w.c. and shower.

Kitchen 5.1m x 4.3m (16'9" x 14'1"): at widest point, tiled flooring, fitted kitchen units and sliding door to sunroom.

Utility 1.6m x 1.8m (5'3" x 5'11"): linoleum flooring, rear door access.

W.C. 1.6m x 1.4m (5'3" x 4'7"): linoleum flooring, w.c. and wash hand basin.

Sunroom 4.2m x 3.2m (13'9" x 10'6"): at widest point, tiled flooring and french doors to rear garden.

First Floor

Landing 2.4m x 2.7m (7'10" x 8'10"): new carpet flooring.

Master Bedroom 3.7m x 3.0m (12'2" x 9'10"): new carpet flooring.

Ensuite 2.7m x 0.9m (8'10" x 2'11"): tiled floor and walls, shower, wc and wash hand basin.

Bedroom 2 3.3m x 3.3m (10'10" x 10'10"): new carpet flooring.

Bedroom 3 3.4m x 2.8m (11'2" x 9'2"): new carpet flooring.

Bedroom 4 3.0m x 3.0m (9'10" x 9'10"): new carpet flooring.

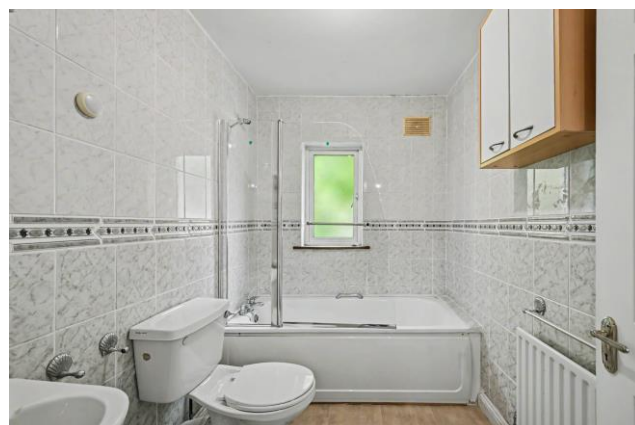
Bathroom 2.3m x 1.7m (7'7" x 5'7"): linoleum flooring, tiled walls, bath, w.c. and wash hand basin.





Special Features & Services

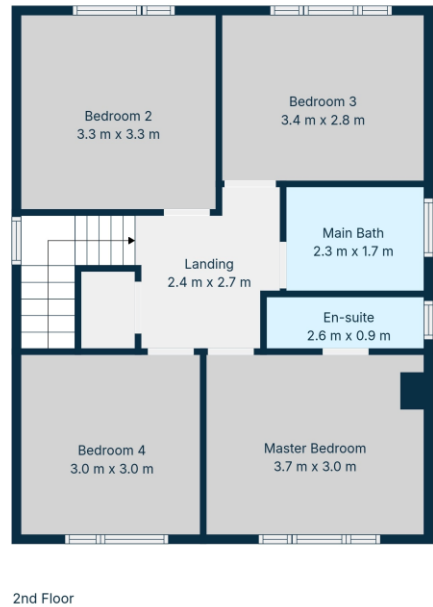
- Spacious 5-bed detached residence of approx. 147sq m (1,690 sq ft).
- Fully enclosed private rear garden & off-street parking.
- Well established residential area.
- Superb highly sought after location within walking distance of Gorey town centre and less than 10 mins to M11 motorway.
- Oil fired central heating.
- New carpet floors.
- Block built storage shed to rear.





Directions
Y25 AH92





TOTAL: 157 m²
 1st floor: 98 m², 2nd floor: 59 m²
 EXCLUDED AREAS: WALLS: 14 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