

Ref: P4602



NO 68 WOODBURY, GOREY, CO. WEXFORD, Y25 A780

BER C3

QUINN PROPERTY

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# A DELIGHTFUL 3 BED SEMI-DETACHED RESIDENCE IN A MATURE DEVELOPMENT

## For Sale By Private Treaty



### LOCATION:

Woodbury is ideally located in a mature and popular development just off the Carnew road. It is within walking distance to Gorey's main street with a wide range of shops, services and amenities, Tesco & Gorey Shopping Centre and both primary & secondary schools.

### DESCRIPTION:

No 68 Woodbury is an exceptional home which has been completely refurbished in 2018 with new windows, doors, plumbing, heating, high gloss kitchen, appliances, sanitary ware and tiling.

The property is presented in pristine condition throughout and accommodation comprises of:



Entrance Hall:	4.6m x 2.0m	Carpet, stairs to first floor
W.C.:	1.2m x 0.8m	W.c, w.h.b
Sitting Room:	5.1m x 4.0m	Carpet, bay window, open fire
Kitchen/Diner:	5.5m x 3.5m	Coving, fitted high gloss kitchen with waist and eye level units, integrated fridge/freezer, electric oven, electric hob, extractor fan, washing machine, dryer, tiled splash back, double doors to rear garden.
First Floor:	3.2m x 2.2m	Landing, carpet, shelved hot press
Master Bedroom:	4.2m x 3.6m	Carpet, fitted wardrobe
Ensuite:	1.6m x 1.6m	Mira electric shower, w.c, w.h.b, heated towel rail, fully tiled
Bedroom 2:	3.7m x 3.2m	Carpet, fitted wardrobe
Bedroom 3:	3.0m x 2.4m	Carpet, fitted wardrobe
Bathroom:	2.2m x 1.7m	Power shower, bath, w.c., w.h.b., tiled
Attic:		Partially floor, Stira ladder





#### OUTSIDE:

To the front of the property there is a parking area with a lawn area and to the rear which has side access is an attractive private enclosed lawn/garden area, patio area and a garden shed.



#### SERVICES AND FEATURES:

All Main Services  
Oil Fired Central Heating  
Alarm  
Garden Shed  
Parking to Front  
Property Extends To: c. 96.99m<sup>2</sup>  
Built: 2003



#### BER DETAILS:

BER: C3  
BER No. 109683706  
Energy Performance Indicator: 210.80kWh/m<sup>2</sup>/yr



No 68 is an Ideal Family Home in a Most Convenient Location & Must be Viewed.

Viewing Is By Appointment Only  
**A.M.V. €250,000**





## DIRECTIONS:

Travel up the Main Street, turn right at the monument, right again at the next roundabout, Woodbury is immediately on the right hand side with **QUINN PROPERTY** sale board.

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