

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



13 Pearsons Brook,
Gorey,
Co. Wexford,
Y25 XY60



sherryfitz.ie



No. 13 Pearsons Brook is a fantastic 3-bedroom property spanning 103 sqm, presented in turn-key condition. Perfect as a starter home or a sound investment, this home offers both style and convenience.

Ideally located just a 10-minute walk from Gorey town centre, it provides easy access to schools, shops, restaurants, bars, Gorey Shopping Centre, and public transport links.

The generously proportioned accommodation includes large sitting room with feature inset stove fireplace, modern kitchen/dining room, perfect for family meals or entertaining

Utility room and guest WC. Upstairs, you'll find a spacious family bathroom and three generous double bedrooms, with the master bedroom complemented by its own ensuite, providing comfort and privacy.

Outside, a side entrance leads to a fully enclosed, easy-to-maintain rear patio garden – ideal for relaxing or entertaining.

Viewings are highly recommended and warmly invited. Don't miss this opportunity to secure a wonderful home in a prime location.



Accommodation

GROUND FLOOR

Entrance hallway 4.49m x 2.00m (14'9" x 6'7"): at widest point, laminate wood flooring.

Sitting Room 5.11m x 3.80m (16'9" x 12'6"): at widest point, laminate wood flooring.

Kitchen/Dining 3.97m x 4.18m (13' x 13'9"): tiled flooring, curtain pole, fitted kitchen units, oven and hob.

Utility Room 2.23m x 1.62m (7'4" x 5'4"): tiled flooring plumbed for washing machine and dryer and light fitting.

Guest WC 1.64m x 1.62m (5'5" x 5'4"): tiled flooring, w.c. and wash hand basin.

FIRST FLOOR

Landing 3.02m x 4.18m (9'11" x 13'9"): at widest point, carpet flooring.

Bedroom 1 3.14m x 2.66m (10'4" x 8'9"): curtain pole and wardrobe.

Bathroom 2.20m x 2.55m (7'3" x 8'4"): tiled flooring, w.c., wash hand basin, shower and cabinet.

Bedroom 2 3.55m x 3.25m (11'8" x 10'8"): at widest point, carpet flooring, built-in wardrobe and curtain pole.

Master Bedroom 3 3.62m x 3.14m (11'11" x 10'4"): carpet flooring and built-in wardrobe.

Ensuite 1.62m x 1.62m (5'4" x 5'4"): tiled flooring, w.c., wash hand basin, shower and cabinet.





Special Features & Services

- Spacious 3-bedroom property of 1109sq ft approx.
- Walk-in condition.
- Superb location close to Gorey town centre.
- Close to all facilities of the town from schools to shops, restaurants and public transport.
- Short walk to numerous schools.
- Small development with an excellent reputation.
- Garden- Two sheds and coal bunker.

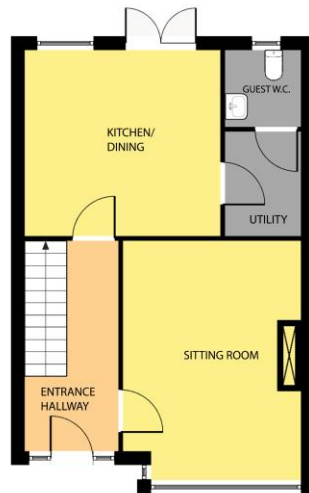




Directions
Y25 XY60



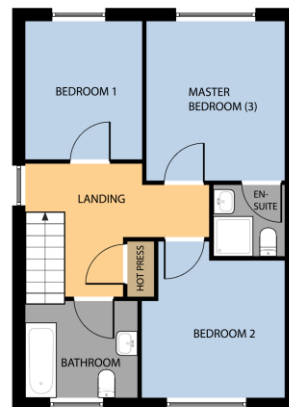
GROUND FLOOR



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.

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 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.

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