

# For Sale

Asking Price: €370,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



180 Meadowgate,  
Gorey,  
Co. Wexford,  
Y25 Y2C5

**BER A3**

[sherryfitz.ie](http://sherryfitz.ie)





Prepare to be extremely impressed by this distinctive and contemporary four-bedroom semi-detached property located in a prime residential location with a host of amenities within walking distance of Gorey town centre. This spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in the heart of Gorey town.

The property extends to 1470 sq ft approx. and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; welcoming entrance hall, sitting room with feature inset stove and modern fully fitted kitchen/dining with double doors to the south facing fully landscaped rear garden. Upstairs there are four spacious bedrooms with the master bedroom enjoying its own ensuite. A large family bathroom completes the living accommodation on the first floor.



Tucked away in this desirable town living development, the convenience of the location cannot be overstated with a host of amenities within walking distance as well as Gorey town centre, Gorey Shopping centre, the award-winning Amber Springs Hotel and Leisure Centre along with the M11 Business Campus/Hub are located opposite the Meadow Gate estate, an array of specialist and boutique shops, restaurants, coffee shops, etc., on your doorstep. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library, Gorey Little Theatre and marine beachside activities up and down the coast. All of Gorey's primary and secondary schools are also within easy walking distance. A ready to walk into property, the interior of this fine family home is truly striking! Early inspection is highly recommended!



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.04m x 2.61m (16'6" x 8'7"): at widest point, laminate wood flooring.

**Sitting Room** 5.18m x 4.24m (17' x 13'11"): laminate wood flooring, feature fireplace with inset stove and TV point.

**Kitchen/Dining** 4.03m x 6.94m (13'3" x 22'9"): at widest point, tiled flooring and backsplash, integrated fridge freezer, electric double oven, electric hob, dishwasher, double glass doors to rear garden and TV point.

**Utility Room** 1.70m x 1.51m (5'7" x 4'11"): tiled flooring, plumbed for washing machine and dryer and built-in storage.

**Guest WC** 1.55m x 1.51m (5'1" x 4'11"): tiled flooring, WC and wash hand basin.

### FIRST FLOOR

**Landing** 3.52m x 3.30m (11'7" x 10'10"): at widest point, carpet flooring.

**Bedroom 1** 4.20m x 3.30m (13'9" x 10'10"): at widest point, laminate wood flooring.

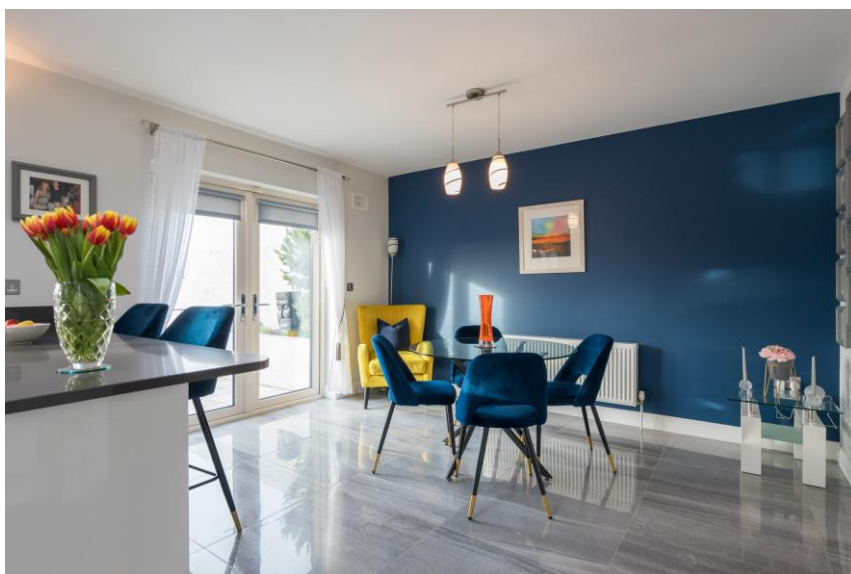
**Bathroom** 2.40m x 1.90m (7'10" x 6'3"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 2** 2.82m x 3.29m (9'3" x 10'10"): at widest point, laminate wood flooring and built-in wardrobe.

**Bedroom 3** 3.95m x 3.54m (13' x 11'7"): laminate wood flooring and built-in wardrobe.

**Master bedroom 4** 4.15m x 3.54m (13'7" x 11'7"): laminate wood flooring, glass door to balcony and TV point.

**Ensuite** 1.00m x 2.64m (3'3" x 8'8"): tiled flooring and shower, shower, WC and wash hand basin.







### Special Features & Services

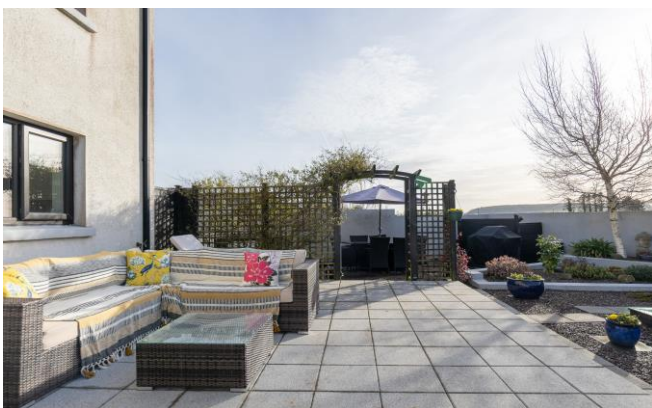
- Four-bedroom dwelling 1470 sq ft approx.
- A3 energy rating.
- Triple glazed windows.
- Solar paneling.
- Highly Convenient location within 0.75km of Gorey town centre, 2km to M11.
- South facing rear garden.
- Walk in Condition.







Directions  
Y25 Y2C5



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.

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FIRST FLOOR



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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](http://sherryfitz.ie)

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