

For Sale

Asking Price: €435,000

**Sherry
FitzGerald**
O'Leary Kinsella



3 Avenue Court,
Gorey,
Co. Wexford,
Y25 A8P7

BER C3

sherryfitz.ie



Location, Location, Location! 3 Avenue Court is a beautiful four-bedroom detached dwelling situated in one of Gorey's most prestigious addresses "Avenue Court" development in the heart of Gorey town.

The bright entrance hallway leads to a spacious sitting room with open fire. The kitchen/dining room features fitted units at eye and waist level with double doors opening to the sitting room. The utility adjoins the kitchen and has access to the side of the dwelling. The fourth bedroom and a guest WC are also on the ground floor. On the first floor there are 3 well-proportioned bedrooms, with the master enjoying its own ensuite and a family bathroom. The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms.

Externally there is a large front garden providing excellent off-street parking. To the rear is a wonderful, secluded garden with patio area and an abundance of shrubs and trees.

Tucked away in this quiet and highly sought after residential development, the convenience of this mature location cannot be overstated. This residence presents a rare opportunity to acquire a property at this prestigious and possibly the most sought-after address in Gorey town. Situated on 'The Avenue', a short walk from amenities such as an array of shops, restaurants, cafe's, schools and public transport (bus and train) and a stone's throw from both Gorey Shopping Centre and Gorey's Main Street. To truly appreciate the quality and unique appeal of this magnificent residence, internal inspection is strongly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 3.28m x 5.67m (10'9" x 18'7"): at widest point, carpet flooring.

Sitting Room 3.66m x 7.54m (12' x 24'9"): carpet flooring, feature open fireplace with timber surround and TV point.

Kitchen/Dining 5.72m x 3.90m (18'9" x 12'10"): at widest point, linoleum flooring, tile backsplash, fitted kitchen units, electric oven, hob and fridge freezer.

Utility Room 2.28m x 2.14m (7'6" x 7'): at widest point, linoleum flooring, fitted storage units, plumbed for washing machine and dryer.

Bedroom 1 3.83m x 3.50m (12'7" x 11'6"): at widest point, carpet flooring and built-in wardrobe.

Guest WC 1.60m x 1.38m (5'3" x 4'6"): at widest point, tile flooring and backsplash, shower, WC and wash hand basin.

FIRST FLOOR

Landing 1.90m x 2.61m (6'3" x 8'7"): at widest point, carpet flooring.

Bathroom 1.83m x 2.81m (6' x 9'3"): at widest point, linoleum flooring, tiled wall, Velux window, bath, WC and wash hand basin.

Bedroom 2 3.29m x 2.92m (10'10" x 9'7"): at widest point, carpet flooring and built-in wardrobe.

Bedroom 3 3.90m x 3.62m (12'10" x 11'11"): at widest point, carpet flooring and built-in wardrobe.

Master bedroom 4 3.90m x 4.41m (12'10" x 14'6"): at widest point, carpet flooring, in-built wardrobe.

Ensuite 0.84m x 2.73m (2'9" x 8'11"): linoleum flooring, tile shower, shower, WC and wash hand basin.





Special Features & Services

- Location, location, location! Very rare to come to the market!
- Beautiful, 4-bed detached residence extending to approx. 151.4 sq.m. / 1,630 sq.ft.
- Short walk to town centre and ample amenities.
- Private driveway parking.
- Mature gardens planted in lawn with mature trees and shrubs.
- Rear garden is totally private and not overlooked.
- Easy access to the M11.





Directions
Y25 A8P7



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 mis-statement. 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.

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