

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



San Miguel,
9 St. Michaels Court,
Gorey,
Co. Wexford
Y25K594

BER C2

sherryfitz.ie



No. 9 St. Michael's Court is a beautiful 3/4 bed detached residence offering comfort and convenience in one of Gorey's most sought-after areas in walking distance from all amenities.

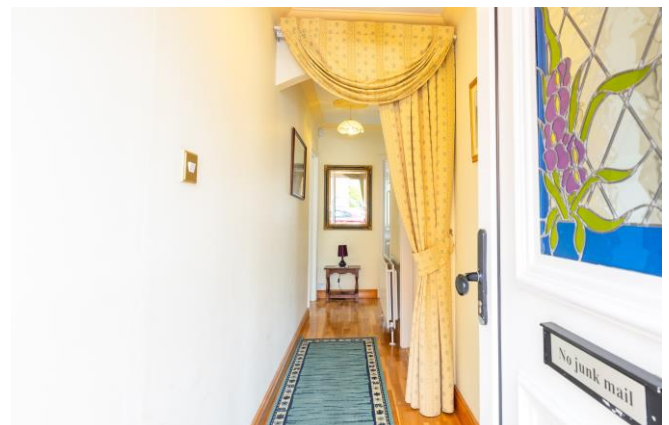
The ground floor features a spacious sitting room perfect for relaxing or entertaining guests. The kitchen/dining room features units at eye and waist level and rear door access. There is a bedroom on the ground floor and also dining room, which could be used as a fourth bedroom or home office, depending on your needs. Upstairs, there are a further two bedrooms and a family bathroom



Outside, the tarmac driveway provides off-street parking for multiple cars, while the paved backyard offers a low-maintenance outdoor space that is perfect for entertaining, dining al fresco, or enjoying a quiet morning in the sun.

This is a very special home which has been lovingly cared for by its present owners.

Located in a desirable part of Gorey, close to local amenities, schools, and transport links, this property combines practicality with style. Whether you're a first-time buyer or a growing family, 9 St. Michael's Court is a must-see!



Accommodation

GROUND FLOOR

Entrance Hallway 5.28m x 1.13m (17'4" x 3'8"): at widest point, solid wood flooring.

Sitting Room 4.68m x 3.71m (15'4" x 12'2"): solid wood flooring, feature fireplace and double doors to Kitchen/Dining.

Kitchen/Dining 4.05m x 3.73m (13'3" x 12'3"): tiled flooring and backsplash, fitted kitchen units, electric oven and hob, dishwasher, fridge, dryer, microwave and door to rear garden.

Dining Room/Bedroom 4 2.89m x 3.88m (9'6" x 12'9"): laminate wood flooring.

Guest WC/Shower Room 0.90m x 2.62m (2'11" x 8'7"): tiled flooring and walls, Triton T90 electric shower, WC and wash hand basin.

Bedroom 3 2.89m x 2.58m (9'6" x 8'6"): laminate wood flooring and built-in wardrobe.

FIRST FLOOR

Landing 2.07m x 1.47m (6'9" x 4'10"): at widest point, carpet flooring.

Bedroom 2 2.69m x 4.35m (8'10" x 14'3"): laminate wood flooring and built-in wardrobes.

Bathroom 2.81m x 1.97m (9'3" x 6'6"): solid wood flooring, tiled bath, shower, WC and wash hand basin.

Master Bedroom 1 3.86m x 4.35m (12'8" x 14'3"): at widest point, laminate wood flooring, built-in wardrobes.





Special Features & Services

- Flexible 3/4-bedroom layout with potential for a home office or additional 4th bedroom approx. 1146 sq ft.
- Spacious and bright living areas, including a well-appointed kitchen and a generous sitting room.
- Desirable location in Gorey, only minutes walking distance from the town centre
- Low maintenance garden.
- O.F.C.H.
- Small cul-de-sac development with all services taken in charge
- Solid block shed in rear garden.

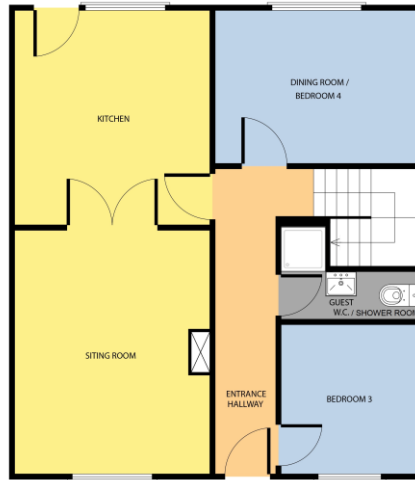




Directions
Y25K594



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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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.
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