

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



8 MillQuarter,  
Gorey,  
Co. Wexford,  
Y25 F4A3

**BER** A3

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





8 Millquarter is a stylish bright and spacious, A-rated semi-detached three-bedroom property, extending to approx. c.114.0 sqm, enjoying a large rear garden. Upon entering the property you are welcomed by a spacious entrance hallway, to the left lies the well-appointed living room. To the rear of the property you enter the large light filled kitchen dining with double doors leading out to the garden. A guest WC completes the accommodation on the ground floor.

The staircase leads up to the bright and airy landing with three bedrooms, with the master bedroom enjoying an ensuite bathroom, all offering plenty of space for the modern family. The family bathroom completes the first-floor accommodation.

The property approached by a tarmac driveway to the front and a side entrance leads to the south facing rear garden with adman steel shed.

Millquarter is a most sought-after location, conveniently located to a host of amenities within walking distance of Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.00m x 2.00m (16'5" x 6'7"): at widest point, tiled flooring.

**Sitting Room** 6.20m x 4.20m (20'4" x 13'9"): at widest point, laminate wood flooring, feature bay window and double doors to kitchen/dining room.

**Kitchen/Dining** 3.40m x 6.30m (11'2" x 20'8"): tiled flooring and backsplash, gas hob, electric oven, fridge-freezer, breakfast bar and double doors to rear garden.

**Guest WC** 1.55m x 1.45m (5'1" x 4'9"): tiled flooring, WC and wash hand basin.



### FIRST FLOOR

**Landing** 3.25m x 2.80m (10'8" x 9'2"): widest point, carpet flooring.

**Bedroom 1** 3.10m x 3.05m (10'2" x 10'): at widest point, laminate wood flooring and built-in wardrobes.

**Bedroom 2** 3.80m x 3.40m (12'6" x 11'2"): at widest point, laminate wood flooring and built-in wardrobes.

**Master Bedroom 3** 4.85m x 3.40m (15'11" x 11'2"): at widest point, laminate wood flooring and built-in wardrobes.

**Ensuite** 0.90m x 2.70m (2'11" x 8'10"): tiled flooring and walls, WC, wash hand basin and shower.

**Bathroom** 2.40m x 2.80m (7'10" x 9'2"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.







### Special Features & Services

- Stylish Accommodation of approximately 1227sq ft.
- A3 rated energy home.
- Highly convenient location in Gorey town centre.
- Convenient to Junction 23 on M11 Motorway.
- Walk-in condition.
- Air to water heating system – highly effective.
- Triple glazed windows.
- Contemporary design and layout.





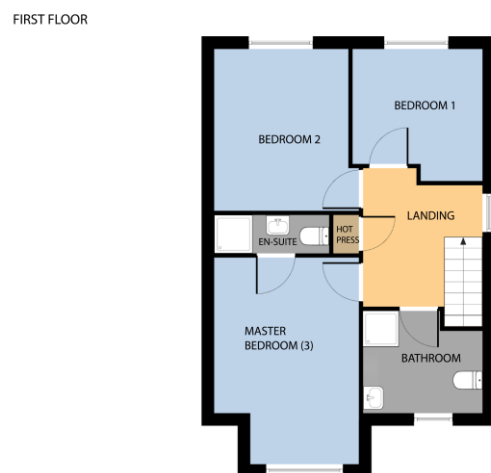
Directions  
Y25F4A3





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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**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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