

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Leary Kinsella



14 The Gaels' Rest,
Clonattin,
Gorey,
Co. Wexford,
Y25 A9Y3

BER A2

sherryfitz.ie



14 Gael's Rest is a stylish, contemporary three-bedroom semi-detached home ideally positioned within easy walking distance of Gorey town, where a superb selection of shops, restaurants, cafés, schools, and excellent transport links are all close at hand.

Extending to approximately 108sqm (1,163 sq.ft.), this impressive property is presented in turnkey condition and offers bright, generously proportioned living throughout. The accommodation briefly comprises a welcoming entrance hallway, a spacious kitchen/dining area with a fitted kitchen and double doors opening onto the rear garden, a comfortable sitting room, and a guest W.C. Upstairs, there are three well-appointed bedrooms, including a master with en-suite, along with a modern family bathroom. The rear garden is beautifully landscaped and enjoys an ideal sunny aspect, creating a perfect space for relaxation or entertaining.

The home is filled with natural light and offers an excellent balance of space, style, and high-quality finishes throughout. No. 14 Gael's Rest will appeal to a wide range of buyers, particularly families seeking a quality home in a desirable neighbourhood, as well as investors looking for a strong residential opportunity in a prime location just minutes from the town centre.

Gorey itself is a thriving and vibrant town, renowned for its mix of independent boutiques, artisan cafés, award-winning restaurants, hotels, and lively bars. A selection of stunning sandy beaches lay nearby, along with a wealth of sporting and recreational facilities including golf, GAA, rugby, and soccer clubs. South Dublin is within easy reach—just 50 minutes away—served by regular bus and rail connections.



Accommodation

GROUND FLOOR

Entrance Hallway 5.30m x 2.60m (17'5" x 8'6"): at widest point, laminate wood flooring.

Sitting Room 4.90m x 3.30m (16'1" x 10'10"): laminate wood flooring.

Kitchen/Dining 3.75m x 6.00m (12'4" x 19'8"): fitted kitchen units, island and laminate wood flooring.

Utility 2.00m x 1.80m (6'7" x 5'11"): laminate wood flooring.

Guest WC 1.60m x 1.40m (5'3" x 4'7"): tiled flooring, wc and wash hand basin.

FIRST FLOOR

Landing 3.89m x 2.95m (12'9" x 9'8"): at widest point; carpet flooring.

Bedroom 1 2.50m x 2.95m (8'2" x 9'8"): laminate wood flooring.

Bedroom 2 3.85m x 2.95m (12'8" x 9'8"): carpet flooring.

Master Bedroom 3.70m x 3.60m (12'2" x 11'10"): at widest point, carpet flooring.

Ensuite 0.90m x 2.75m (2'11" x 9'): tiled flooring and shower, w.c., and wash hand basin.

Bathroom 2.55m x 2.60m (8'4" x 8'6"): at widest point, tiled flooring, bath, w.c. and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 108sqm/1,163 sqft.
- Excellent location convenient to all amenities.
- Walk-in condition.
- Air to water heating system.
- Beautiful A-Rated Home.

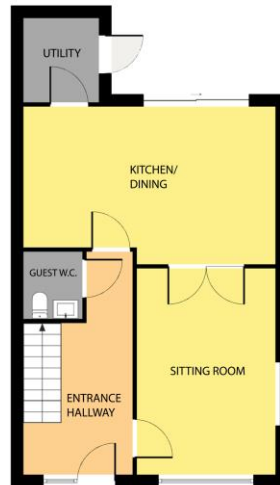




Directions
Y25 A9Y3



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

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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