

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



For identification purposes only

23 Clonattin Village,
Gorey,
Co. Wexford
Y25 PC85

BER C3

sherryfitz.ie



23 Clonattin Village is an elegant and modern three-bedroom semi-detached property within walking distance of Gorey town. This spacious home has been meticulously maintained and is presented in walk-in condition. The property, which extends to approximately 1,038 sq ft, offers generous accommodation and briefly comprises an entrance hallway, a well-fitted kitchen, a dining/sitting room with double doors to the rear garden, and a feature open fireplace.

Upstairs, the accommodation consists of three bedrooms, with the master bedroom enjoying its own ensuite. There is also a family bathroom.

The property captures a wonderful sense of space and light throughout. It offers an excellent balance of well-proportioned, tastefully finished rooms, all boasting high-quality specifications and features. 23 Clonattin Village is certain to appeal to families seeking a quality home in a desirable neighbourhood, as well as to those looking for an attractive residential investment opportunity in a location second to none—just minutes' walk from the town centre.

'Clonattin Village' is ideally situated within walking distance of Gorey town centre, Gorey Community School, primary schools, supermarkets, shopping centres, Gorey Rugby Club, and Naomh Éanna GAA and sports complex. The seaside villages of Courtown and Ballymoney are approximately a ten-minute drive away, offering access to top golf courses. Gorey also provides excellent daily commuter services, and access to the M11 is only a ten-minute drive, making Dublin just one hour away by car.



Accommodation

GROUND FLOOR

Entrance hallway 3.36m x 2.31m (11' x 7'7"): at widest point, tiled flooring.

Dining/Sitting Room 5.43m x 5.50m (17'10" x 18'1"): at widest point, tiled flooring, feature open fireplace and double doors to rear garden.

Kitchen 2.72m x 3.60m (8'11" x 11'10"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric hob, electric oven, fridge freezer, plumbed for washing machine and dishwasher.

FIRST FLOOR

Landing 1.84m x 3.57m (6' x 11'9"): at widest point, carpet flooring.

Bedroom 1 3.10m x 3.03m (10'2" x 9'11"): laminate wood flooring and built-in wardrobes.

Bedroom 2 3.52m x 2.41m (11'7" x 7'11"): at widest point, laminate wood flooring and built-in wardrobes.

Bathroom 1.84m x 1.99m (6' x 6'6"): tiled flooring and walls, bath, WC and wash hand basin.

Master Bedroom 3 2.93m x 4.66m (9'7" x 15'3"): at widest point, laminate wood flooring and built-in wardrobes.

Ensuite 1.63m x 2.31m (5'4" x 7'7"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 1,038 sq ft.
- Superb location within walking distance of Gorey town centre; 5 minutes to M11.
- Walk-in condition.
- Oil-fired central heating.
- Side access to rear garden.





Directions
Y25PC85



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.

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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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