

# For Sale

Asking Price: €325,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



138 Hazelwood,  
Gorey,  
Co. Wexford  
Y25 V520

**BER C2**

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





Extremely well located four bed semi-detached residence in the ever popular 'Hazelwood' development within walking distance of Gorey's town centre with an array of shops, restaurants, cafe's, schools and public transport to hand. 138 Hazelwood extends to 123 sq.m. /1,324 sq.ft. approx. and has been well maintained.

Accommodation briefly comprises of entrance hallway, kitchen, dining room, living room, guest WC and utility room on the ground floor. Upstairs consists of four bedrooms, one of which has an ensuite and a family bathroom completes the accommodation. The property captures a wonderful sense of space and light throughout. Externally the property has a tarmac driveway to the front with side access to the fully enclosed rear garden.

Tucked away in a desirable development, the convenience of the location cannot be overstated. It is within a short stroll of Gorey's town centre, Aldi Supermarket, Gorey Community School, Naomh Eanna GAA Complex and Gorey Rugby.

Viewing strictly by appointment only.



## Accommodation

### GROUND FLOOR

**Porch** 2.4m x 1.1m (7'10" x 3'7"):

**Hallway** 2.4m x 4.8m (7'10" x 15'9"): at widest point.

**Living Room** 4.2m x 5.7m (13'9" x 18'8"): at widest point.

**Kitchen** 3.1m x 5.4m (10'2" x 17'9"):

**Dining Room** 3.5m x 3.4m (11'6" x 11'2"):

**Utility Room** 1.9m x 1.5m (6'3" x 4'11"):

**W.C.** 0.8m x 1.8m (2'7" x 5'11"):

### FIRST FLOOR

**Landing/Hall** 2.8m x 2.1m (9'2" x 6'11"): at widest point.

**Master Bedroom** 3.6m x 4.5m (11'10" x 14'9"): at widest point.

**Ensuite** 2.m x 1.1m (6'7" x 3'7"):

**Bedroom 2** 3.9m x 2.4m (12'10" x 7'10"): at widest point.

**Bedroom 3** 3.0m x 3.8m (9'10" x 12'6"): at widest point.

**Bedroom 4** 2.7m x 3.4m (8'10" x 11'2"):

**Main Bathroom** 2.5m x 2.1m (8'2" x 6'11"): at widest point.







#### Special Features & Services

- Spacious Accommodation of approximately (1324 sq ft).
- Highly sought after residential area.
- Ideal location just a short walk from Gorey's Main Street and all the amenities of the town.
- Wonderfully convenient to M11 motorway.
- Walk in condition.
- Oil fired central heating.

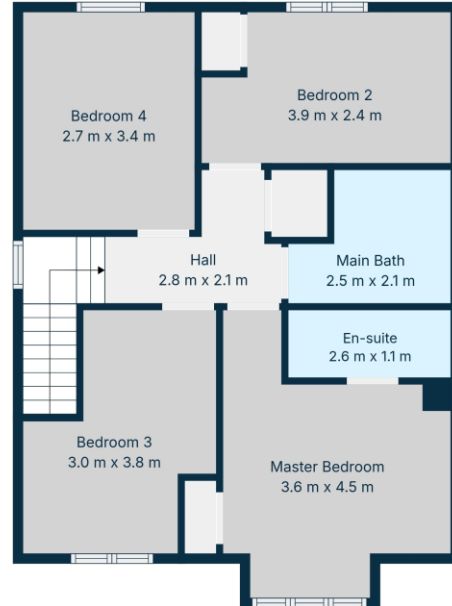
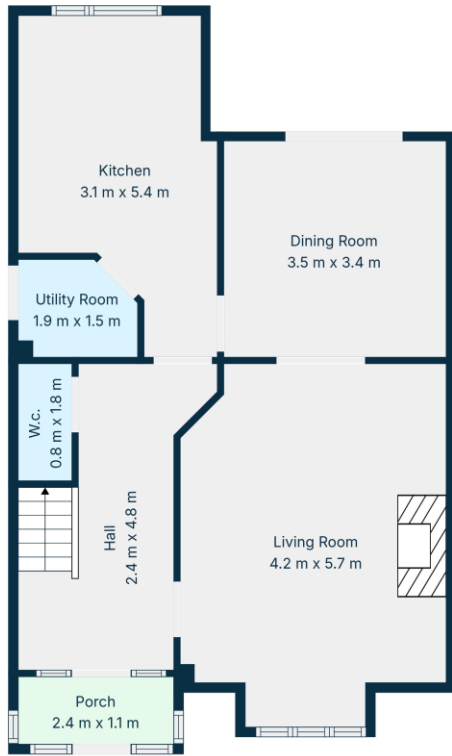






Directions  
Y25V520





**TOTAL: 123 m2**  
 1st floor: 64 m2, 2nd floor: 59 m2  
 EXCLUDED AREAS: PORCH: 3 m2, WALLS: 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## CONTACT

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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)

**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.  
 PSRA Registration No. 001510