

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



259 MillQuarter,
Gorey,
Co. Wexford
Y25 X7R9

BER A2

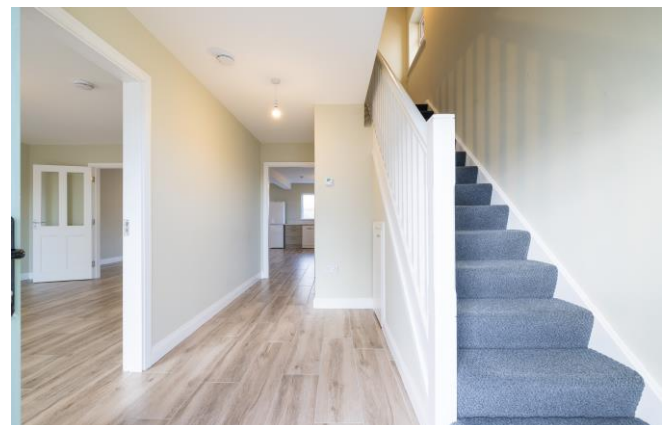
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Prepare to be extremely impressed by this distinctive, modern, A rated, four bedroomed detached property extending to approx.1,484sq.ft (137.9sqm) enjoying a large rear garden. 259 Millquarter is a stylish and bright spacious home presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in Gorey town.

Upon entering the property you are welcomed by a spacious entrance hallway which leads to a sitting room to the left and a kitchen/dining room with double doors leading out to the garden. A utility and guest WC completes the accommodation on this level. The staircase leads up to the bright and airy landing with four bedrooms including the master bedroom which enjoys an ensuite bathroom. The property has parking to the front and a side entrance which leads to the rear garden.

259 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 hotels. 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 4.90m x 2.65m (16'1" x 8'8"): at widest point, wood effect tiled flooring.

Sitting Room 6.10m x 4.05m (20' x 13'3"): at widest point, wood effect tiled flooring, feature bay window and double doors to kitchen/dining.

Kitchen/Dining 4.85m x 6.80m (15'11" x 22'4"): at widest point, wood effect tiled flooring, fitted kitchen units, electric oven, electric hob, dishwasher, fridge freezer and double doors to rear garden.

Utility Room 2.00m x 1.45m (6'7" x 4'9"): wood effect tiled flooring, plumbed for washing machine and dryer.

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

FIRST FLOOR

Landing 3.35m x 3.10m (11' x 10'2"): at widest point, laminate wood flooring.

Bedroom 1 3.55m x 3.10m (11'8" x 10'2"): at widest point, laminate wood flooring and built-in wardrobes.

Bathroom 2.00m x 1.90m (6'7" x 6'3"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 2.75m x 3.10m (9' x 10'2"): laminate wood flooring.

Bedroom 3 3.80m x 3.60m (12'6" x 11'10"): laminate wood flooring.

Master bedroom 4 4.85m x 3.60m (15'11" x 11'10"): laminate wood flooring, sliding doors to balcony.

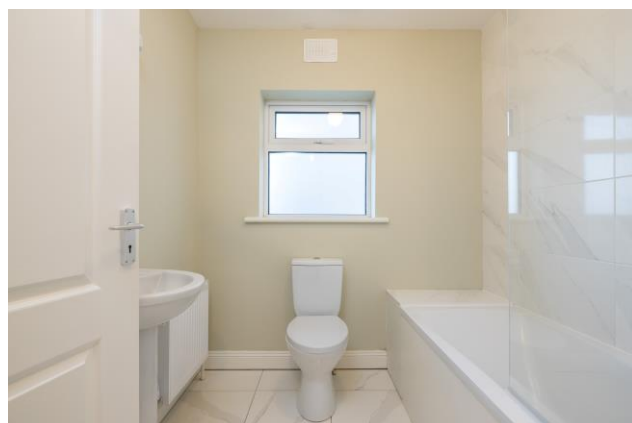
Ensuite (1.00m x 2.60m ((3'3" x 8'6")): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Four bedroom detached home approx. 1484 sq ft
- Walk-in condition.
- Air to water heating system.
- Beautiful A-rated home.
- Excellent location convenient to all amenities.

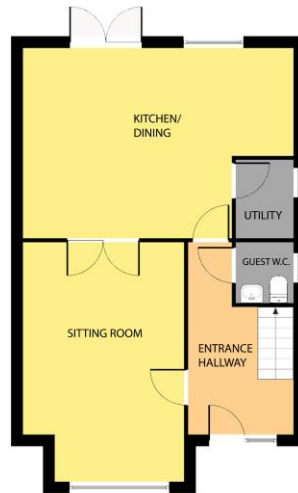




Directions
Y25X7R9



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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