

For Sale

Asking Price: €215,000

**Sherry
FitzGerald**
O'Leary Kinsella



29 The Park,
Clonattin Village,
Gorey,
Co. Wexford,
Y25V268

BER C1

sherryfitz.ie



29 The Park is an elegant and modern three-bedroom property within walking distance of Gorey town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand. This spacious home is in walk in condition and extends to 104.2sqm(approx.). Accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen, sitting room with bay window and feature open fireplace with black granite hearth. Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying its own ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout and is guaranteed to appeal particularly to families seeking a home of quality in a nice neighborhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes walk to the town centre.

Apart from it's close proximity to Gorey's town centre and all it has to offer, 'Clonattin Village' is also located within walking distance of Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex.



Accommodation

GROUND FLOOR

Entrance Hall 4.90m x 2.05m (16'1" x 6'9"): at widest point, laminate wood flooring.

Sitting Room 5.40m x 3.60m (17'9" x 11'10"): at widest point, laminate wood flooring, feature open fireplace, feature bay window and built-in storage units.

Kitchen/Dining 4.59m x 5.90m (15'1" x 19'4"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob and double doors to rear garden.

Guest WC 1.50m x 1.80m (4'11" x 5'11"): at widest point, laminate wood flooring, wash hand basin and WC.

FIRST FLOOR

Landing 1.70m x 3.60m (5'7" x 11'10"): at widest point, carpet flooring.

Bedroom 1 3.20m x 2.70m (10'6" x 8'10"): carpet flooring.

Bedroom 2 3.45m x 3.10m (11'4" x 10'2"): at widest point, carpet flooring and built-in wardrobe.

Bathroom 1.90m x 2.10m (6'3" x 6'11"): tiled flooring and bath, bath, WC and wash hand basin.

Master Bedroom 3.70m x 4.80m (12'2" x 15'9"): at widest point, carpet flooring, built-in wardrobes and feature bay window.

En-Suite 1.90m x 1.90m (6'3" x 6'3"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.





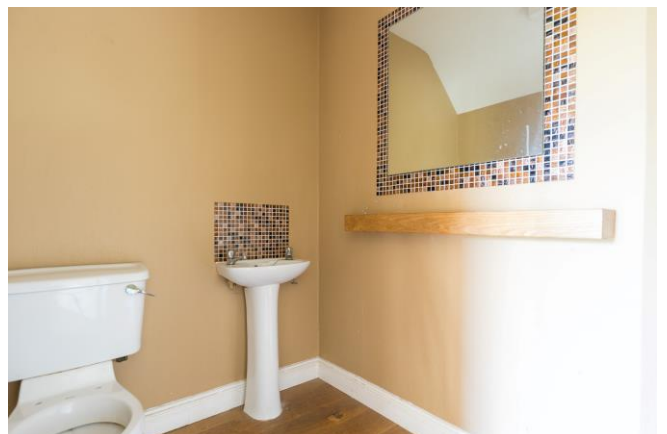
Special Features & Services

- Spacious accommodation of approximately 1124sqft.
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walk in Condition.
- OFCH and double glazed windows.

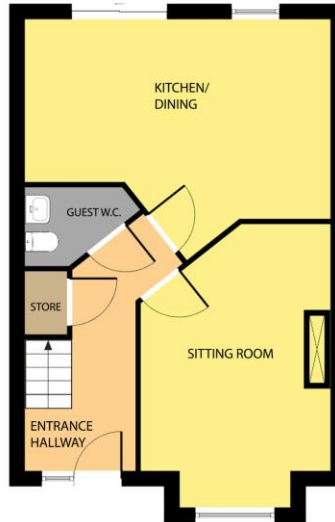




Directions
Y25V268



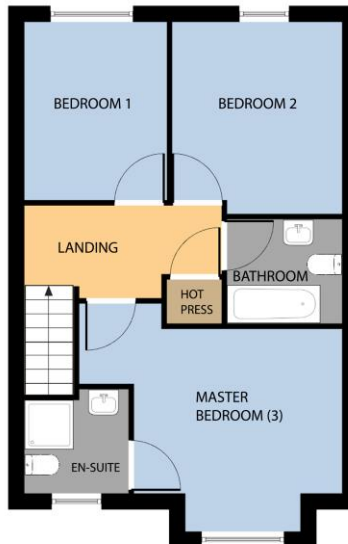
GROUND FLOOR



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 mis-statement. 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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