

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
O'Leary Kinsella



72 The Green,
Clonattin Village,
Gorey,
Co Wexford, Y25DH94



sherryfitz.ie



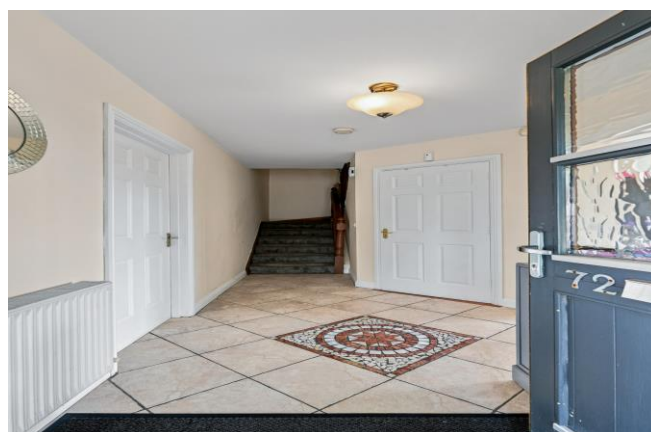
Welcome to 72 The Green, a beautifully presented four-bedroom family home situated in the highly sought-after Clonattin Village development. Extending to approximately 118 sq.m. (1,270 sq.ft.), this well-appointed residence offers bright, spacious, and practical accommodation, making it an ideal choice for growing families, first-time buyers, or anyone seeking a comfortable home within walking distance of Gorey Town Centre.

Designed with modern family living in mind, the accommodation comprises generous reception areas, a well-equipped kitchen with ample dining space, four well-proportioned bedrooms including a master bedroom with ensuite, and a contemporary family bathroom. To the rear, a private low-maintenance garden provides an ideal outdoor space for relaxing or entertaining.

Clonattin Village is one of Gorey's most established and desirable residential developments, renowned for its family-friendly atmosphere and outstanding convenience. 72 The Green enjoys a superb location within walking distance of Gorey Town Centre, Gorey Community School, Several primary schools, supermarkets and Gorey Shopping Centre, Gorey Rugby Club, Naomh Éanna GAA Club and Sports Complex, Cafés, restaurants, boutiques, and a host of local amenities

Excellent transport links, including the M11 motorway and Gorey train station, make commuting to Dublin, Wexford, and beyond both easy and convenient. Whether you are searching for your forever family home or an excellent property in a thriving location, 72 The Green offers an exceptional combination of space, convenience, and lifestyle.

This is a wonderful opportunity to acquire a quality home in one of Gorey's most desirable residential addresses. Early viewing is highly recommended.



Accommodation

Ground Floor

Entrance Hall 2.0m x 4.5m (6'7" x 14'9"): at widest point, tiled flooring.

Living Room 4.5m x 5.9m (14'9" x 19'4"): at widest point, wood flooring and feature open fireplace.

Kitchen/Dining Room 3.9m x 5.9m (12'10" x 19'4"): at widest point, tiled flooring and fitted kitchen.

W.C. 1.2m x 2.3m (3'11" x 7'7"): at widest point, tiled flooring, w.c. and wash hand basin.

Landing 3.2m x 1.9m (10'6" x 6'3"): at widest point, carpet flooring.

Master Bedroom 4.5m x 3.9m (14'9" x 12'10"): at widest point, carpet flooring.

Ensuite 1.9m x 1.9m (6'3" x 6'3"): tiled flooring, shower, w.c. and wash hand basin.

Bedroom 2 3.7m x 2.4m (12'2" x 7'10"): carpet flooring.

Bedroom 3 2.6m x 3.4m (8'6" x 11'2"): Carpet flooring.

Bedroom 4 2.8m x 2.6m (9'2" x 8'6"): wood flooring.

Bathroom 2.0m x 2.4m (6'7" x 7'10"): at widest point, tiled flooring, partially tiled walls, bath, w.c. and wash hand basin.





Special Features & Services

- Spacious 4-bedroom home 118 sq.m. (1,270 sq.ft.) in a highly sought-after location in Gorey.
- Walk in condition.
- Private, low-maintenance rear garden
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walking distance to secondary schools, primary schools, creche, shopping, restaurant etc.
- Oil Fired Central Heating.





Directions
Y25DH94





2nd Floor



1st Floor

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

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