

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



1 The Mews,
The Avenue,
Gorey,
Co. Wexford,
Y25 YF21

BER E1

sherryfitz.ie



Tucked away off "the Avenue" is where you will find this stylish stone and red brick home. 1 The Mews is a beautiful, quaint two-bedroom residence, located in Gorey town centre, walking distance to excellent amenities and transport links.

The property which stands at 81.6 sqm approx. and offers generous accommodation, briefly comprises a bright entrance leading to an impressive size sitting room with feature solid fuel stove fireplace and a kitchen/dining room with beautiful timber beams. On the first floor there are 2 well-proportioned bedrooms and a family bathroom.

The location is extremely convenient and is within very easy walking distance of shops, restaurants, cafe's, excellent amenities, schools and public transport links. This house will appeal to the purchaser looking for a property in a prime location with great character and living space or perhaps those seeking an attractive residential investment opportunity in a location second to none.

Without doubt, this property will stimulate large interest so early viewing is highly recommended.



ACCOMMODATION GROUND FLOOR

Sitting Room 3.90m x 6.55m (12'10" x 21'6"): at widest point, laminate wood flooring, feature open fireplace with stove and exposed timber beams.

Kitchen/Dining 3.90m x 3.82m (12'10" x 12'6"): tiled flooring and backsplash, fitted kitchen units, electric hob, electric oven, integrated fridge freezer and exposed timber beams.

FIRST FLOOR

Landing 1.08m x 4.10m (3'7" x 13'5"): at widest point, carpet flooring.

Bedroom 1 3.90m x 3.41m (12'10" x 11'2"): carpet flooring.

Master Bedroom 2 3.90m x 3.82m (12'10" x 12'6"): at widest point, carpet flooring.

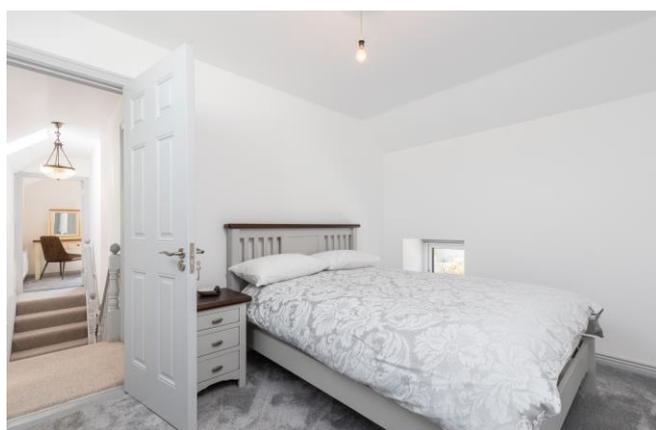
Bathroom 2.75m x 2.99m (9' x 9'10"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Two-bedroom dwelling 878 sq ft approx.
- Excellent town centre location.
- Walk-in condition.
- Beautiful stone façade.
- Gas heating.

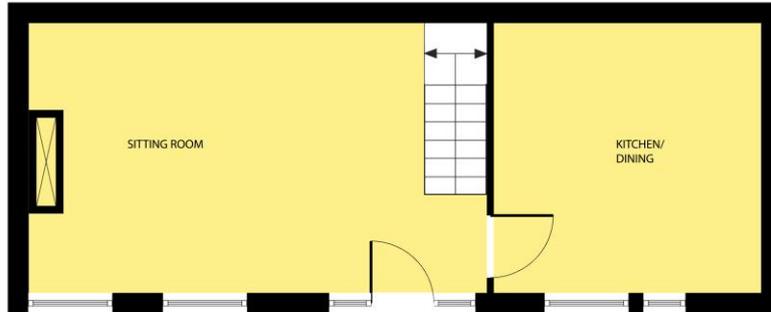




Directions
Y25 YF21



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.

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.
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