

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



27 The Gaels' Rest,
Clonattin Road,
Gorey,
Co. Wexford
Y25 W7R6



sherryfitz.ie



27 Gael's Rest is a beautifully presented four-bedroom home ideally located within walking distance of Gorey town and its superb selection of shops, restaurants, cafés, schools, amenities, and excellent public transport links.

Extending to approximately 1,577 sq. ft., this spacious property is presented in turnkey condition and offers bright, well-appointed accommodation throughout. The ground floor comprises an inviting entrance hallway, a contemporary kitchen/dining area with fitted kitchen and double doors opening to the rear garden, a comfortable sitting room, and a guest W.C. The first-floor hosts three generously sized bedrooms together with a stylish family bathroom, while the second floor is dedicated to an impressive master suite complete with ensuite bathroom and walk-in wardrobe.

Flooded with natural light, the home enjoys an exceptional sense of space and balance, with tastefully designed interiors and quality finishes throughout. 27 Gael's Rest will appeal strongly to families seeking a quality home in a mature and convenient setting, as well as investors looking for a prime residential opportunity just minutes from Gorey town centre.

Gorey is a thriving and vibrant town renowned for its excellent lifestyle offering, including independent boutiques, artisan cafés, award-winning restaurants, hotels, and bars. A host of leisure amenities are close at hand, including beautiful sandy beaches, golf courses, and numerous sporting clubs such as GAA, rugby, and soccer. South Dublin is easily accessible in approximately 50 minutes via regular bus and rail services.



Accommodation

GROUND FLOOR

Entrance Hallway 4.80m x 2.00m (15'9" x 6'7"): at widest point, laminate wood flooring.

Sitting Room 4.80m x 4.20m (15'9" x 13'9"): laminate wood flooring.

Kitchen/Dining 3.60m x 6.30m (11'10" x 20'8"): laminate wood flooring.

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

FIRST FLOOR

Landing 5.76m x 2.50m (18'11" x 8'2"): at widest point, carpet flooring.

Bedroom 1 2.65m x 2.50m (8'8" x 8'2"): laminate wood flooring.

Bedroom 2 2.85m x 3.70m (9'4" x 12'2"): laminate wood flooring.

Bathroom 1.80m x 3.70m (5'11" x 12'2"): tiled flooring, partially tiled wall, bath, shower, w.c. and wash hand basin.

Bedroom 3 3.65m x 3.20m (12' x 10'6"): laminate wood flooring.

SECOND FLOOR

Landing 4.56m x 1.59m (15' x 5'3"): at widest point, carpet flooring.

Master Bedroom 4 5.50m x 4.60m (18'1" x 15'1"): at widest point, carpet flooring.

Ensuite 2.91m x 1.80m (9'7" x 5'11"): tiled floor and shower, w.c. and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 1,577sqft.
- Excellent location convenient to all amenities.
- Walk-in condition.
- Air to water heating system.
- Beautiful A-Rated Home.
- Two allocated car park spaces.
- Ten solar panels.

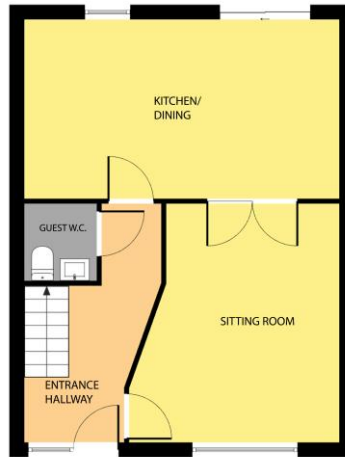




Directions
Y25WR76



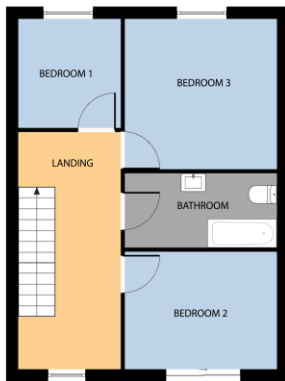
GROUND FLOOR



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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SECOND 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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