

# For Sale

Asking Price: €280,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



77 Clonattin Village,  
Gorey,  
Co. Wexford  
Y25 Y281

**BER** C2

[sherryfitz.ie](http://sherryfitz.ie)



77 Clonattin Village is an elegant and modern three-bedroom semi-detached 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 located in a quiet cul-de-sac, has been meticulously well cared for and is in walk in condition. The property which stands at 1,038 sqft (approx.) and offers generous accommodation briefly comprises of entrance hallway, fully fitted kitchen, dining/living room with feature open fireplace and double doors to rear south facing garden. Accommodation on the first floor consists of three bedrooms with the Master Bedroom enjoying it's own ensuite and also a family bathroom

'Clonattin Village' is also located within walking distance of Gorey town centre, Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex. The seaside villages of Courtown and Ballymoney are approximately at 10-minute drive away with access to top golf courses. There are excellent daily commuter services in Gorey and access to the M11 is only a ten-minute drive, leaving Dublin a very comfortable drive of one hour.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Hallway** 3.36m x 2.31m (11' x 7'7"): at widest point, laminate wood flooring.

**Kitchen** 2.72m x 3.60m (8'11" x 11'10"): at widest point, tiled flooring and backsplash, fitted kitchen units, plumbed for washing machine and dishwasher.

**Dining/Living Room** 5.43m x 5.50m (17'10" x 18'1"): at widest point, laminate wood flooring, feature open fireplace, double doors to rear garden and double doors to kitchen.



### FIRST FLOOR

**Landing** 1.84m x 3.57m (6' x 11'9"): at widest point, carpet flooring.

**Bedroom 1** 3.10m x 3.03m (10'2" x 9'11"): solid wood flooring.

**Bedroom 2** 3.52m x 2.41m (11'7" x 7'11"): at widest point, solid wood flooring.

**Bathroom** 1.84m x 1.99m (6' x 6'6"): tiled flooring and walls, bath, electric power shower, WC and wash hand basin.

**Master Bedroom 3** 2.93m x 4.66m (9'7" x 15'3"): at widest point, solid wood flooring.

**Ensuite** 1.63m x 2.31m (5'4" x 7'7"): at widest point, linoleum flooring, tiled shower, WC and wash hand basin.





### Special Features & Services

- Spacious Accommodation of approximately 1038sqft
- Superb location within walking distance of Gorey town centre, 5 mins to M11.
- Walk in Condition.
- South Facing Garden.
- Velux window in the landing(not a standard feature in these houses).
- Attic has a Stira installed and fully floored for extra storage.
- Externally insulated to also include the attic.
- New A rated front and back doors.
- 2 allocated parking spaces.
- ALU blinds throughout the property
- Oil Fire Central Heating
- Side Access to rear garden
- Mature development
- Decorative wiring accessories throughout
- Garden Shed
- Wired for an alarm





Directions  
Y25Y281



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](http://sherryfitz.ie)

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