

# For Sale

Asking Price: €325,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



2 Oakwood,  
Gorey,  
Co. Wexford,  
Y25 WN90

**BER D1**

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





No 2. Oakwood is a delightful detached four bedroom two-storey residence extremely well located on the edge of Gorey town. 'Oakwood' is a highly desirable, small development of just 51 houses within easy walking distance of Gorey's Main Street and all amenities. The spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in the heart of Gorey town.

The property extends to 108.2 sq m approx. and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; welcoming entrance hall with guest WC, sitting room filled with feature open fireplace. To the rear is a large fully fitted kitchen/ dining with sliding doors giving access to the rear fully enclosed garden. Upstairs there are four generous bedrooms with the master bedroom enjoying its own ensuite. A large family bathroom completes the living accommodation on the first floor.

Tucked away in highly sought after development, the convenience of the location cannot be overstated with local shopping in Gorey town centre, coffee shops, restaurants, bars and Gorey shopping centre within a short stroll together also with a choice of primary and secondary schools.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 6.12m x 1.87m, (20'1" x 6'2"): solid wood flooring.

**Sitting Room** 6.46m x 4.94m (21'2" x 16'2"): at widest point, solid wood flooring, feature open fireplace.

**Kitchen/Dining** 3.29m x 4.97m (10'10" x 16'4"): at widest point, tile flooring and backsplash, fitted kitchen units, electric oven, electric hob.

**Guest W.C.** 1.48m x 1.15m (4'10" x 3'9"): tile flooring, WC, wash hand basin.

### FIRST FLOOR

**Landing** 3.09m x 2.05m (10'2" x 6'9"): at widest point, carpet flooring.

**Bedroom 1** 2.83m x 2.20m (9'3" x 7'3"): carpet flooring.

**Bedroom 2** 3.55m x 2.20m (11'8" x 7'3"): carpet flooring.

**Bedroom 3** 3.55m x 2.76m (11'8" x 9'1"): carpet flooring.

**Bathroom** 2.09m x 1.73m (6'10" x 5'8"): tile flooring and bath, bath, WC, wash hand basin.

**Master Bedroom 4** 3.63m x 4.61m (11'11" x 15'1"): at widest point, carpet flooring, built-in wardrobes.

**Ensuite** 1.50m x 2.73m (4'11" x 8'11"): at widest point, tile flooring and shower, shower, WC, wash hand basin.





#### Special Features & Services

- Four bedroom detached home approx. 1164 sq ft.
- Modern, contemporary spacious and stylish home.
- Walk in condition.
- Short walk to Gorey's Main Street, Schools, public transport and Gorey shopping centre.
- Oil Fired Central Heating.
- Highly sought after location.







Directions  
Y25WN90



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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## CONTACT

Sherry FitzGerald O'Leary Kinsella  
Tara View, Esmonde Street, Gorey,  
Co Wexford  
T: 053 9430088  
E: [info@olearykinsella.com](mailto:info@olearykinsella.com)

## 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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