

For Sale

Asking Price: €380,000

**Sherry
FitzGerald**
O'Leary Kinsella



112 MillQuarter,
Gorey,
Co. Wexford
Y25 C1H7

BER A2

sherryfitz.ie



112 Millquarter is a modern stylish, bright and spacious, A-rated semi-detached three-bedroom property, extending to approx. c.114.0 sqm. Upon entering the property you are welcomed by a spacious entrance hallway, to the left lies the well-appointed living room. To the rear of the property you enter into the large light filled kitchen dining with double doors leading out to the fully paved rear garden. A guest WC completes the accommodation on this level.

The staircase leads up to the bright and airy landing with three bedrooms with the master bedroom enjoying an ensuite bathroom all offering plenty of space for the modern family. The family bathroom completes the first-floor accommodation.

The property is approached by tarmacadam driveway to the front and a side entrance leads to the paved rear garden with raised planters and built in the shed.

Millquarter is a most sought-after location, conveniently located to a host of amenities within walking distance of Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.



Accommodation

Rooms Bathroom (2.40 m x 2.80 m at widest point, tile flooring and bath, bath, WC, wash hand basin)

GROUND FLOOR

Entrance Hallway 5.00m x 2.00m (16'5" x 6'7"): at widest point, laminate wood flooring.

Sitting Room 6.20m x 4.20m (20'4" x 13'9"): at widest point, laminate wood flooring, feature bay window, double doors to kitchen/dining room.

Kitchen/Dining 3.40m x 6.30m (11'2" x 20'8"): tiled flooring and backsplash, electric hob, electric oven, fridge-freezer and double doors to rear garden.

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

FIRST FLOOR

Landing 3.25m x 2.80m (10'8" x 9'2"): at widest point, carpet flooring.

Bedroom 1 3.10m x 3.05m (10'2" x 10'): at widest point, laminate wood flooring.

Bedroom 2 3.80m x 3.40m (12'6" x 11'2"): at widest point, carpet flooring.

Master Bedroom 3 4.85m x 3.40m (15'11" x 11'2"): at widest point, laminate wood flooring, built-in wardrobes.

Ensuite 0.90m x 2.70m (2'11" x 8'10"): tiled flooring and walls, WC, wash hand basin and shower.

Bathroom 2.40m x 2.80m (7'10" x 9'2"): at widest point, tiled flooring and bath, WC, wash hand basin.





Special Features & Services

- Stylish Accommodation of approximately 1227sq. ft.
- A3 rated energy home.
- Highly convenient location in Gorey town centre.
- Convenient to Junction 23 on M11 Motorway.
- Walk-in condition.
- Air to water heating system – highly effective.
- Triple glazed windows.
- Contemporary design and layout.
- Beautiful home impeccably maintained





Directions
Y25C1H7



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.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE



CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: 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

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