

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



40 Ard Lios,
Gorey,
Co. Wexford,
Y25 E526

BER C3

sherryfitz.ie



Situated in a well-established development on the outskirts of Gorey town, No. 40 Ard Lois presents an excellent opportunity for first-time buyers, families, or investors seeking a home with modern comforts.

The property offers spacious, well-proportioned accommodation, comprising of a welcoming entrance hallway, a bright and generously sized sitting room, and a kitchen/dining area with an adjoining utility room and guest w.c. on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Externally, the front and rear gardens are designed for low maintenance, creating a pleasant and relaxing outdoor space.

Ideally located just a short stroll from Gorey's Main Street, the property enjoys easy access to a wide range of amenities including schools, childcare facilities, shops, restaurants, cafés, pubs and the theatre.

Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.



ACCOMMODATION

GROUND FLOOR

Entrance hallway 4.27m x 1.77m (14' x 5'10"): at widest point, laminate wood flooring.

Sitting room 4.27m x 3.62m (14' x 11'11"): laminate wood flooring and feature open fireplace.

Kitchen/Dining 3.22m x 5.49m (10'7" x 18'): laminate wood flooring, fitted kitchen units, oven, hob, and fridge freezer.

Utility Room 2.00m x 1.98m (6'7" x 6'6"): tiled effect linoleum flooring, plumbed for washing machine and dryer.

Guest WC 1.25m x 0.75m (4'1" x 2'6"): solid wood floor, WC, wash hand basin and tiled shower.



FIRST FLOOR

Bedroom 1 2.34m x 2.37m (7'8" x 7'9"): solid wood flooring.

Bathroom 2.00m x 2.20m (6'7" x 7'3"): solid wood flooring, w.c., wash hand basin and bath.

Bedroom 2 3.17m x 3.42m (10'5" x 11'3"): at widest point, solid wood flooring.

Master Bedroom 3 4.31m x 3.42m (14'2" x 11'3"): at widest point, solid wood flooring and built-in wardrobes.





Special Features & Services

- Spacious three-bedroom property of 946 sq ft approx.,
- Excellent location within walking distance of Gorey town centre and all local amenities.
- Garden shed.
- Oil Fired Central Heating.

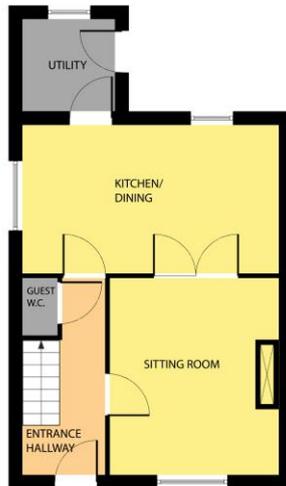




Directions
Y25 E526



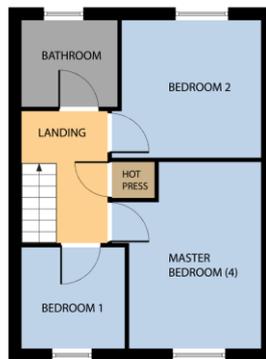
GROUND FLOOR



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

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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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