

Ref: 6755 NO. 22 THE CLOSE, CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 DK50



BER C2

QUINN PROPERTY
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Excellent Three Bedroom Residence In A Much Sought After Development For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this spacious three bedroom property to the market. Located in Clonattin Village, this home is ideally situated within walking distance of all amenities Gorey has to offer. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools, retail outlets, restaurants, shops, pubs and award winning hotels. The house is a ten minute drive from beaches and golf courses to include Courtown and Ballymoney Golf Clubs. The M11 is just a ten-minute drive away, making Dublin easily accessible within an hour, while Enniscorthy is only 20 minutes away and Wexford can be reached in just 30 minutes.

No. 22 is a beautifully presented three-bedroom semi-detached home, and offers the perfect blend of comfort, space, and convenience. Located in a highly desirable development, the property features a bright and airy interior with a spacious living room, modern kitchen/dining area, and three generously sized bedrooms, including a master with en-suite on the top floor. The property has recently been re-decorated and refurbished and will appeal to a wide range of potential buyers, as it is an ideal choice for families, first-time buyers or investors.



Accommodation comprises as follows:

Entrance Hall:	3.78m x 2.04m	Laminate flooring, staircase to the first floor, plumbed for washing machine.
Kitchen Dining Room:	3.78m x 2.86m	Laminate flooring, fitted waist & eye level units, Belfast sink, Bosh electric cooker, extractor fan, integrated NEFF fridge/freezer.
Living Room:	4.05m x 5.00m	Laminate flooring, open fire with feature fireplace, French doors to rear garden.
Landing:	5.42m x 2.04m	Carpet flooring.
Hot Press:		Timber flooring, shelving.
Bathroom:	2.40m x 2.04m	Tiled flooring, W.C., W.H.B., bath.
Bedroom 1:	3.91m x 2.86m	Laminate flooring, fitted wardrobe.
Bedroom 2:	3.91m x 2.91m	Laminate flooring, pleasant garden views.
Landing:	2.00m x 1.56m	Carpet flooring.
Bedroom 3:	5.06m x 3.90m	Laminate flooring, fitted wardrobes and drawers.
En-Suite:	1.67m x 1.77m	Tiled flooring, W.C., W.H.B., electric shower.





OUTSIDE:

The property includes a charming and neatly presented rear garden, offering a private and secure outdoor space which is ideal for relaxing or entertaining. This well fenced garden is a true extension of the home, ideal for year-round use and is perfect for enjoying sunny afternoons or dining al fresco.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Enclosed Rear Garden
New Sanitary Ware
New Kitchen & Appliances
Mix of Triple Glazed and Double Glazed Windows
Built: 2005
Property Extends To c. 103m²



BER DETAILS:

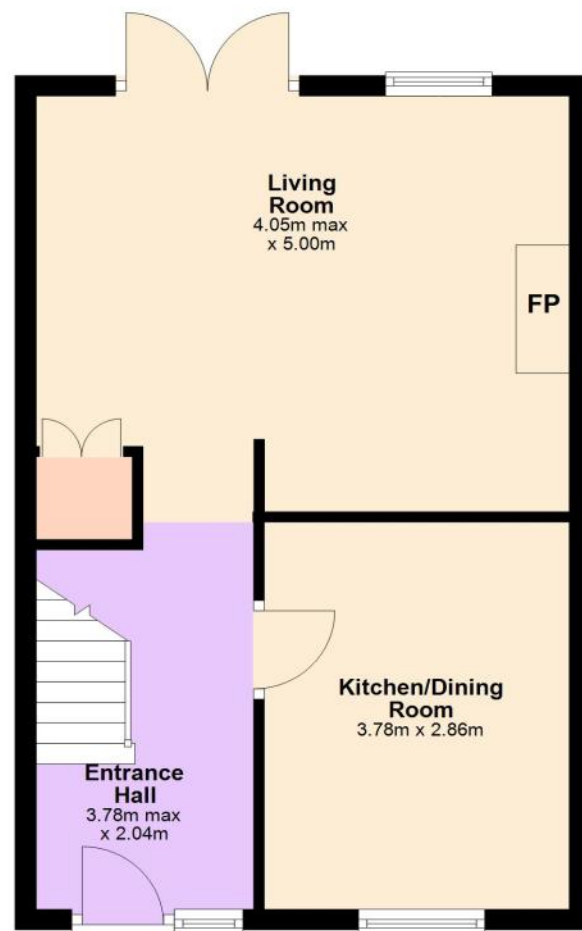
BER: C2
BER No. 108761172
Energy Performance Indicator: 199.65 kWh/m²/yr



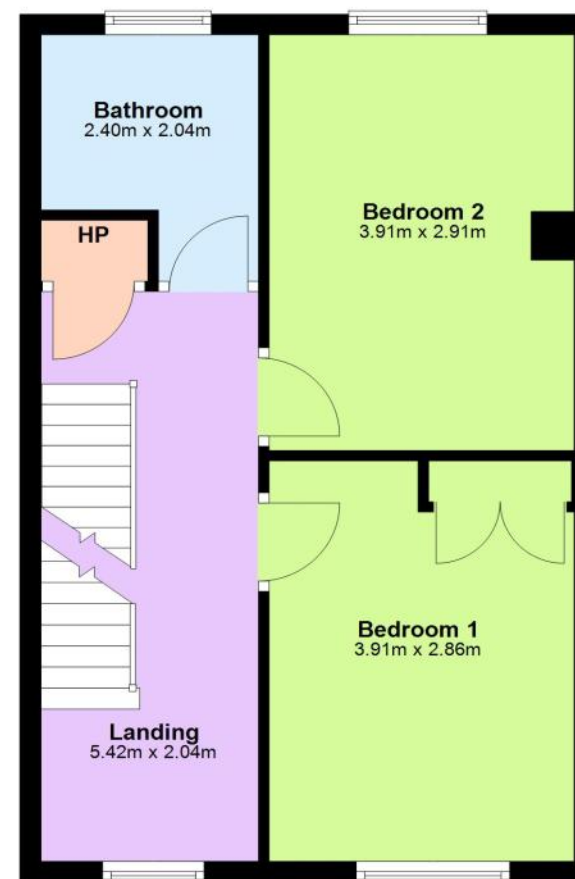
The Perfect Opportunity for First-Time Buyers or Growing Families

A.M.V. €270,000

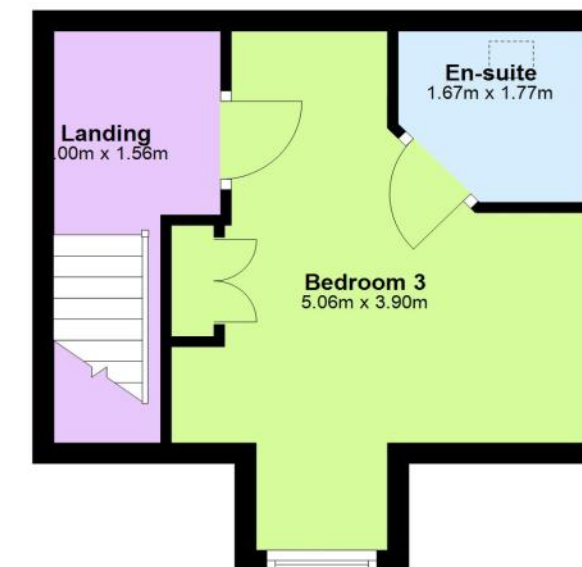
Ground Floor



First Floor



Second Floor



Total area: approx. 100.6 sq. metres

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.