

Ref: 7233



'ANFIELD' NO.49 SEAN DOIRE, GOREY, CO. WEXFORD Y25 NF74

BER D1

QUINN PROPERTY

www.quinnproperty.ie

EXCELLENT THREE BEDROOM FAMILY HOME IN AN HIGHLY DESIRABLE LOCATION

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this spacious, three bedroom residence to market. Perfectly positioned just 1km from Gorey's Main Street, this property enjoys a prime location close to a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. This property is also ideally situated close to an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. Gorey serves as an excellent commuter hub, with multiple bus routes and a train station providing regular and reliable transport links. Wexford is a 30-minute drive, Enniscorthy a 20-minute drive while Dublin is a comfortable commute of approximately one hour.

This excellent family home features a low-maintenance front yard, convenient off-street parking, and side access leading to the rear of the property. No. 49 offers a spacious layout throughout, with a welcoming entrance hall, W.C., a comfortable living room, and a spacious kitchen/dining area on the ground floor along with three bedrooms and a family bathroom on the first floor.

Accommodation is bright and airy, extends to 93.3m² and comprises as follows:



| | | |
|------------------------|---------------|---|
| Entrance Hall: | 5.2m x 2.10m | Tiled flooring. |
| Kitchen / Dining Room: | 3.4m x 5.6m | Tiled flooring, fitted units at waist and eye level, tiled splashback, sliding door to rear garden. |
| Living Room: | 4.2m x 3.4m | Timber flooring, open fire with feature surround. |
| W.C. | 1.69m x 0.91m | W.C., W.H.B. |
| Landing: | 2.9m x 2.1m | Carpet flooring, Hotpress. |
| Bedroom 1: | 4.1m x 3.0m | Timber flooring, built-in wardrobe. |
| Bedroom 2: | 3.7m x 2.7m | Timber flooring, built-in wardrobe. |
| Bedroom 3: | 3.0m x 2.4m | Timber flooring, built-in wardrobe. |
| Bathroom: | 1.7m x 2.4m | Fully tiled, W.C., W.H.B., bath. |





OUTSIDE:

This attractive home is complemented by a low-maintenance front garden with off-street parking. A convenient side entrance leads to a private, fully enclosed rear garden featuring fully fitted astroturf. Facing east, this outdoor space benefits from abundance of sunlight and provides an excellent opportunity to design a garden haven, with plenty of room to create a children's play area or introduce flower beds and potted plants, allowing you to transform the garden into a vibrant green retreat.



SERVICES AND FEATURES:

Mains Services
Oil Fired Central Heating
Property Extends To: C.89m²
Built: 2002



BER DETAILS:

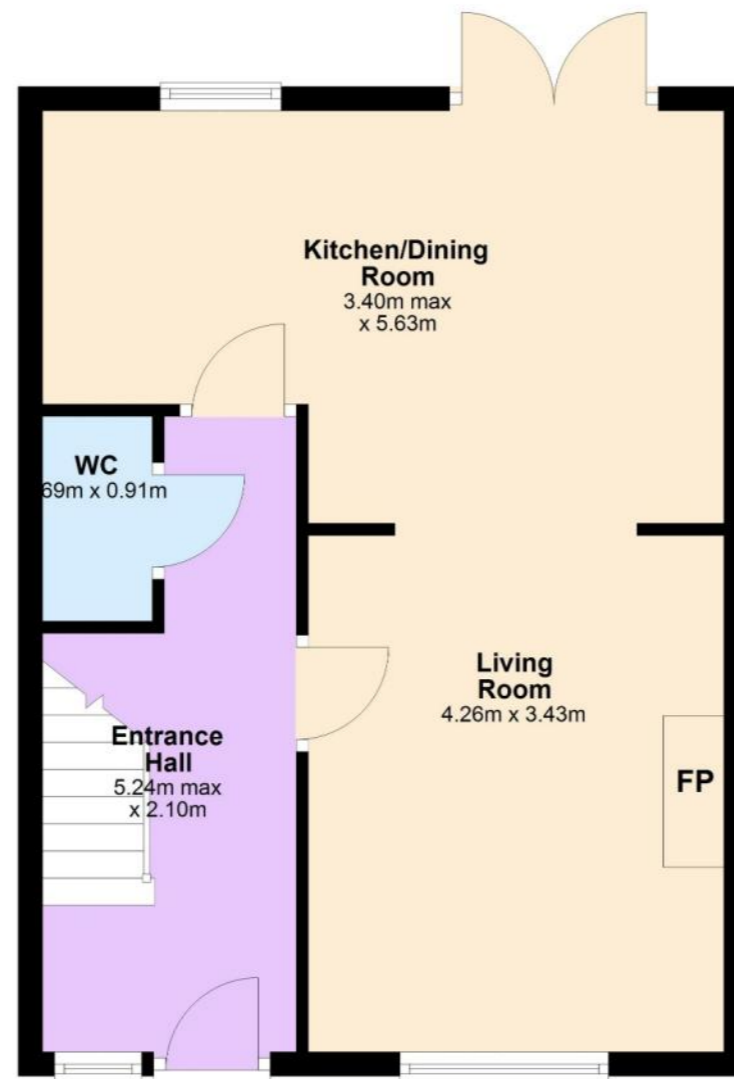
BER: D1
BER No. 119118149
Energy Performance Indicator: 233.54 kWh/m²/yr



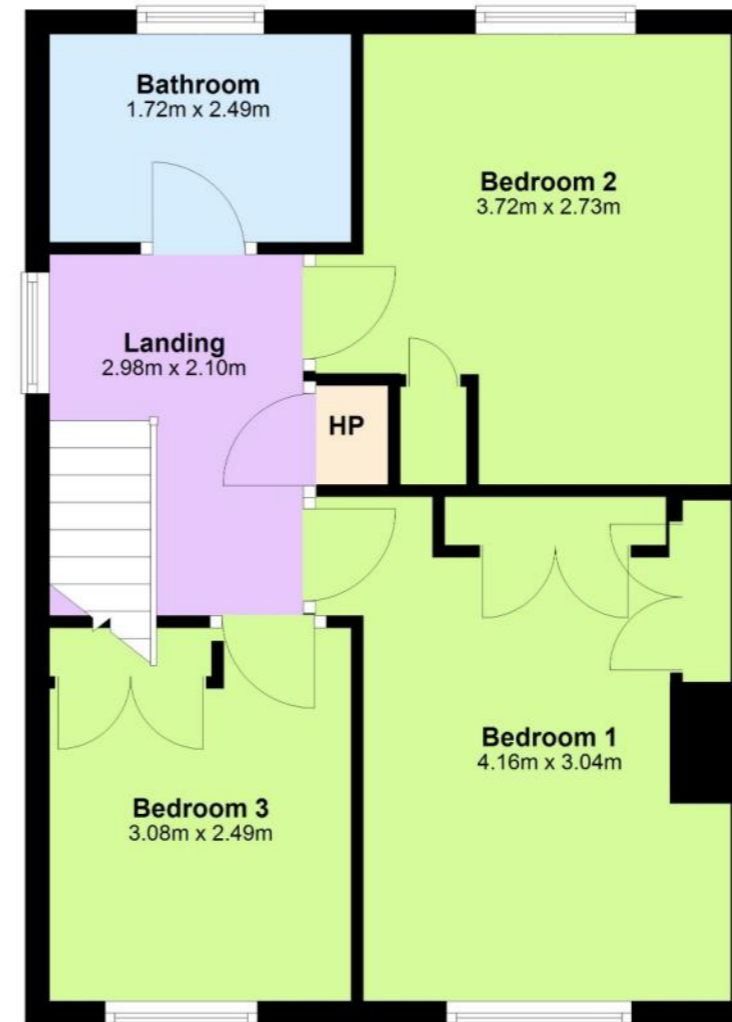
An Excellent Opportunity To Acquire A Delightful Home In A Vibrant, Well-Connected Location.

A.M.V. €275,000

Ground Floor



First Floor



Total area: approx. 88.3 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.