

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
O'Leary Kinsella



25 Meadow Gate,
Gorey,
Co Wexford
Y25P0A2

BER C2

sherryfitz.ie



Introducing No. 25 Meadow Gate, a stylish and bright 2-bedroom terraced house in a highly sought after location on the outskirts of Gorey town centre. The spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in Gorey town.

The property extends to 794 sq ft approx. and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; entrance hall, dining/sitting room with sliding doors to the rear garden. To the front is a modern, bright, spacious kitchen with plenty of storage. Upstairs there are two 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 this desirable town living development, the convenience of the location cannot be overstated with a host of amenities within walking distance as well as Gorey town centre, Gorey Shopping centre, the award-winning Amber Springs Hotel and Leisure Centre along with the M11 Business Campus/Hub are located opposite the Meadow Gate estate, an array of specialist and boutique shops, restaurants, coffee shops, etc., on your doorstep. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library, Gorey Little Theatre and marine beachside activities up and down the coast. All of Gorey's primary and secondary schools are also within easy walking distance.

Viewing of this "turnkey" property comes highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Hallway 4.62m × 1.80m (15'2" × 5'11"): laminate wood flooring.

Dining/Sitting Room 4.80m × 4.28m (15'9" × 14'1"): at widest point, laminate wood flooring, feature fireplace and sliding door to rear patio.

Kitchen Dining Room 3.71m × 2.38m (12'2" × 7'10"): laminate wood flooring, tiled backsplash, fitted kitchen units, electric oven, electric hob and fridge freezer.

Guest WC 1.50m × 0.75m (4'11" × 2'6"): laminate wood flooring.

FIRST FLOOR

Landing 2.10m × 2.11m (6'11" × 6'11"): at widest point, carpet flooring.

Bedroom 1 2.75m × 4.28m (9' × 14'1"): carpet flooring and built-in wardrobes.

Bathroom 2.10m × 2.07m (6'11" × 6'9"): tiled flooring and walls, bath, WC and wash hand basin.

Master Bedroom 2 3.57m × 3.26m (11'9" × 10'8"): at widest point, carpet flooring and built-in wardrobes.

Ensuite 2.27m × 1.64m (7'5" × 5'5"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





SPECIAL FEATURES & SERVICES

- Two-bedroom mid-terraced property extending to 794 sq ft approx.
- Short walk to Gorey's Main Street, public transport and Gorey shopping centre.
- Walk in Condition.
- Private off-street parking.
- Highly sought after location.
- Modern, stylish décor.



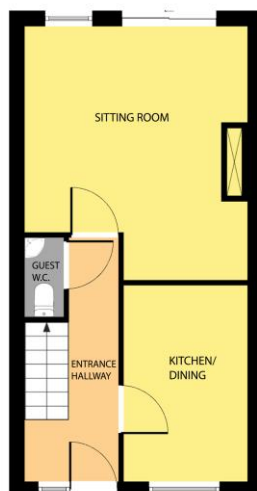


DIRECTIONS

Y25 P0A2



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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