

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Leary Kinsella



151 The Heath,
Ramsgate Village,
Gorey,
Co Wexford
Y25 YF34

BER C1

sherryfitz.ie



Located in a cul-de-sac within walking distance to Gorey Town Centre, 151 The Heath is beautifully presented 3-bedroom semi-detached property and enjoys ample parking to the front and further on street parking options. The property which extends to approx. 95.3sqm/1,026sq.ft enjoys a large rear garden. Upon entering the property you are welcomed by a spacious entrance hallway, to the left lies the well-appointed living room with feature open fireplace. To the rear of the property you enter in to the large light filled kitchen / dining with double doors leading out to the garden and patio. A guest bathroom and utility completes the accommodation on this level.

On the first floor are three bedrooms with the master bedroom enjoying an Ensuite, all offering plenty of space for the modern family. The family bathroom completes the first-floor accommodation.

The property is approached by a cobble block driveway to the front and a side entrance leads to the lawned rear garden bordered by a paved patio.

The property is an excellent location within walking distance of Gorey Town Centre, Gorey Shopping Centre, cafes, restaurants public transport and a host of other local amenities. There is a choice of primary and secondary schools in the area. 151 The Heath is guaranteed to appeal particularly to a first-time buyer seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town centre.



Accommodation

GROUND FLOOR

Entrance Hall 3.38m x 2.07m (11'1" x 6'9"): at widest point, laminate wood flooring.

Sitting Room 5.18m x 3.51m (17' x 11'6"): widest point, laminate wood flooring, feature open fireplace and feature bay window.

Kitchen / Dining Room 5.04m x 4.00m (16'6" x 13'1"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, fridge and sliding doors to rear garden and patio.

Utility Room 3.12m x 1.58m (10'3" x 5'2"): tiled flooring and backsplash, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.70m x 1.58m (5'7" x 5'2"): at widest point, tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.53m x 1.98m (11'7" x 6'6"): at widest point, carpet flooring.

Bedroom 1 2.40m x 2.45m (7'10" x 8'): laminate wood flooring.

Bathroom 2.25m x 1.98m (7'5" x 6'6"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 3.55m x 3.60m (11'8" x 11'10"): carpet flooring and built-in wardrobes.

Master Bedroom 3 3.93m x 3.60m (12'11" x 11'10"): at widest point, carpet flooring and built-in wardrobes.

En-Suite 1.23m x 2.75m (4' x 9'): at widest point, tiled flooring and shower, WC and wash hand basin.

Hotpress 1.35m x 0.70m (4'5" x 2'4"):





Special Features & Services

- Spacious accommodation of approximately 95.3 sqm (1,026 sq ft).
- Highly convenient location, Short walk to Gorey's Main Street, public transport and Gorey shopping centre.
- Quiet cul-de-sac.
- Walk in condition.
- Oil Fired Central Heating.
- Garden shed included.

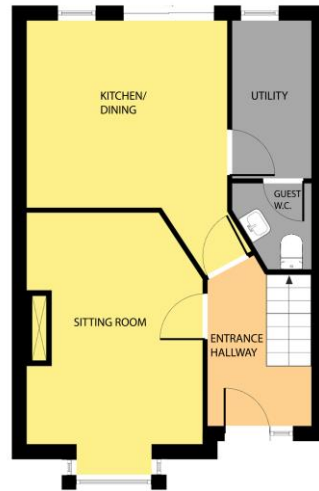




Directions
Y25 YF34.



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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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.

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