

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
O'Leary Kinsella



77 MillQuarter,
Gorey,
Co. Wexford,
Y25 K7W7

BER A2

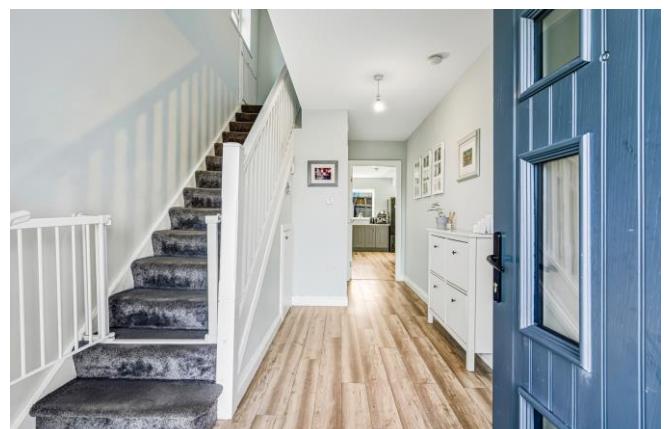
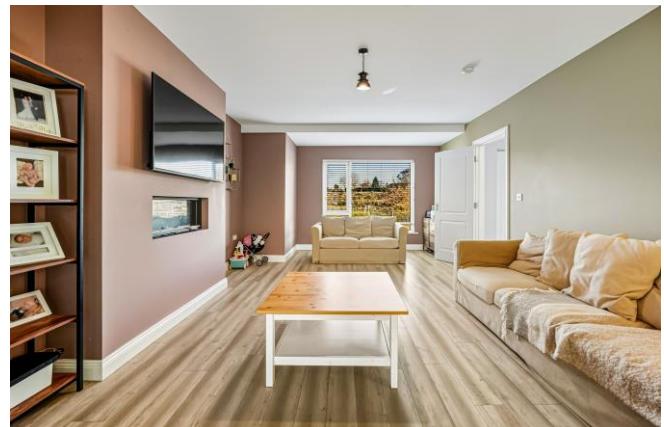
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Prepare to be extremely impressed by this distinctive, modern, "A" rated, four bedrooomed detached property extending to approx.1,485sq.ft (138sqm). 77 Millquarter is a stylish and bright spacious home presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in Gorey town.

Upon entering the property you are welcomed by a spacious entrance hallway which leads to a sitting room to the right and a kitchen/dining room with double doors leading out to the garden. A utility and guest WC completes the accommodation on this level. The staircase leads up to the bright and airy landing with four bedrooms including the master bedroom which enjoys an ensuite bathroom and balcony. The property has parking to the front and two side entrances which lead to the west facing rear low maintenance garden and patio area.

77 Millquarter is a most sought-after location, conveniently located to a host of amenities within walking distance of Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.



Accommodation

Ground Floor

Foyer/Entrance Hall 2.7m x 5.0m (8'10" x 16'5"):

Living Room 4.0m x 6.2m (13'1" x 20'4"):

W.C. 1.5m x 1.4m (4'11" x 4'7"):

Kitchen 2.0m x 2.6m (6'7" x 8'6"):

Dining Area 5.1m x 4.8m (16'9" x 15'9"):

Utility Room 1.5m x 2.1m (4'11" x 6'11"):

First Floor

Landing 3.2 (10'6")m x 1.1 (3'7")m + 1.2 (3'11")m x 2.2 (7'3")m:

Main Bathroom 1.9m x 2.1m (6'3" x 6'11"):

Master Bedroom 3.5m x 5.1m (11'6" x 16'9"):

Ensuite 2.8m x 1.0m (9'2" x 3'3"):

Bedroom 2 2.5m x 3.7m (8'2" x 12'2"):

Bedroom 3 3.2m x 2.6m (10'6" x 8'6"):





Special Features & Services

- Four bedroom detached home approx. 1485 sq ft
- Walk-in condition.
- Air to water heating system.
- Beautiful A-rated home.
- Excellent location convenient to all amenities.
- West facing low maintenance rear garden.





Directions
Y25K7W7





TOTAL: 138 m²

1st floor: 71 m², 2nd floor: 67 m²
EXCLUDED AREAS: WALLS: 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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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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