

For Sale

Asking Price: €260,000

**Sherry
FitzGerald**
O'Leary Kinsella



16 The Heath,
Ramsgate Village,
Gorey,
Co. Wexford,
Y25 W5A2

BER C2

sherryfitz.ie



Located in a cul-de-sac within walking distance to Gorey town centre, 16 The Heath is a three-bedroom semi-detached property ideally located and enjoys ample parking to the front of the dwelling.

The accommodation extends to 94.8 sqm approximately and includes a kitchen/dining area with fitted kitchen units and sliding door to south-west facing rear garden and patio area. The spacious sitting room with feature open fireplace creates a cosy and comfortable space filled with natural light. The utility and guest WC complete the accommodation on this floor. On the first floor there are three well-proportioned bedrooms with the master bedroom enjoys its own ensuite and a family bathroom.

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. This gem of a property set in a cul-de-sac is guaranteed to appeal particularly to a family seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity.



Accommodation

GROUND FLOOR

Entrance hallway 3.00m x 2.05m (9'10" x 6'9"): at widest point, laminate wood flooring.

Sitting room 5.08m x 3.51m (16'8" x 11'6"): at widest point, laminate wood flooring, feature bay window.

Kitchen/Dining 4.92m x 4.76m (16'2" x 15'7"): at widest point, linoleum flooring, tiled backsplash, fitted kitchen units, electric oven and hob, dishwasher, fridge freezer and sliding door to rear garden.

Utility 3.12m x 1.60m (10'3" x 5'3"): linoleum flooring, BOSCH washing machine, BOSCH dryer and fitted storage units.

Guest WC 1.70m x 0.80m (5'7" x 2'7"): linoleum flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.58m x 1.96m (11'9" x 6'5"): at widest point, carpet flooring.

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

Bathroom 2.26m x 1.96m (7'5" x 6'5"): linoleum flooring, tiled bath, bath, WC and wash hand basin.

Bedroom 2 3.35m x 3.60m (11' x 11'10"): carpet flooring.

Master Bedroom 3 4.20m x 3.60m (13'9" x 11'10"): at widest point, carpet flooring.

Ensuite 1.25m x 2.68m (4'1" x 8'10"): at widest point, linoleum flooring, tiled shower, shower, WC and wash hand basin.





Special Features & Services

- Three bed semi-detached dwelling 1020 sq ft approx.
- Quiet cul-de-sac.
- Walk in condition.
- South-west facing rear garden.
- Short walk to Gorey's Main Street, public transport and Gorey shopping centre.

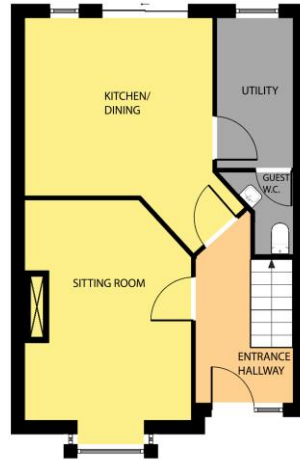




Directions
Y25W5A2



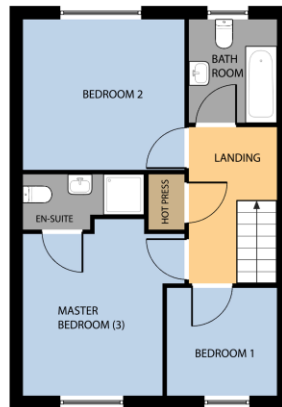
GROUND FLOOR



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.

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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