

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



41 MillQuarter,
Gorey,
Co. Wexford
Y25 C6X8

BER A2

sherryfitz.ie



No. 41 Millquarter is a modern, stylish, bright and spacious, A-rated, 4-bedroom semi-detached home extending to approx. 1,484 sq.ft., enjoying a large rear garden.

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 rear garden. A utility and guest WC completes the accommodation on this level. A bright and airy landing leads to four bedrooms (including the master bedroom with ensuite) and a main bathroom.

The property has a low maintenance garden to the front and a side entrance to the rear garden.

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 delis. 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

Entrance Hallway 4.90m x 2.65m (16'1" x 8'8"): at widest point, tiled flooring.

Sitting Room 6.10m x 4.05m (20' x 13'3"): at widest point, laminate flooring, feature bay window, built-in shelving and double doors to kitchen/dining)

Kitchen/Dining 4.85m x 6.80m (15'11" x 22'4"): at widest point, tiled flooring, fitted kitchen units, electric oven, electric hob and double doors to rear garden.

Utility Room 2.00m x 1.45m (6'7" x 4'9"): tiled flooring, plumbed for washing machine and dryer.

Guest WC 1.55m x 1.45m (5'1" x 4'9"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.35m x 3.10m (11' x 10'2"): at widest point, carpet flooring.

Bedroom 1 3.55m x 3.10m (11'8" x 10'2"): at widest point, carpet flooring.

Bathroom 2.00m x 1.90m (6'7" x 6'3"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 2.75m x 3.10m (9' x 10'2"): carpet flooring,

Bedroom 3 3.80m x 3.60m (12'6" x 11'10"): carpet flooring.

Master Bedroom 4 4.85m x 3.60m (15'11" x 11'10"): carpet flooring, sliding doors to balcony.

Ensuite 1.00m x 2.60m (3'3" x 8'6"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Stylish Accommodation of approximately 1484 sq. ft.
- A2 energy rated home.
- Highly convenient location in Gorey town centre.
- Convenient to Junction 23 on M11 Motorway.
- Walk-in condition.
- Air to water heating system – highly effective.
- Triple glazed windows.
- Contemporary design and layout.

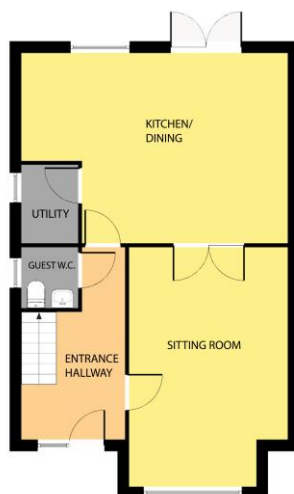




Directions
Y25 C6X8



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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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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