

For Sale

Asking Price: €280,000

**Sherry
FitzGerald**
O'Leary Kinsella



47 The Heath,
Ramsgate Village,
Gorey,
Co. Wexford, Y25 T688

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sherryfitz.ie

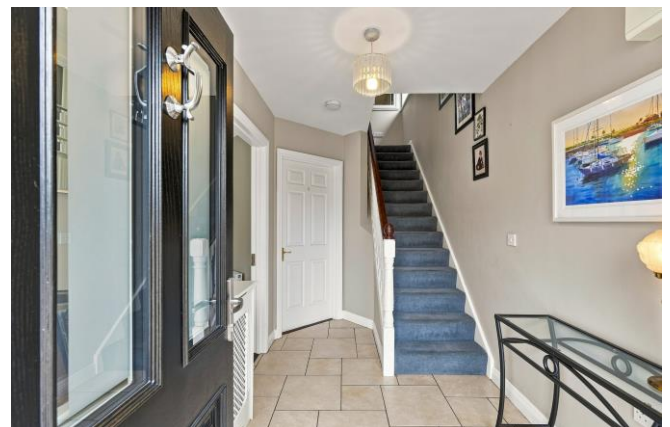


Nestled in a quiet cul-de-sac just a short stroll from Gorey Town Centre, 47 The Heath is an attractive three-bedroom semi-detached residence offering bright, spacious accommodation in one of Gorey's most convenient and family-friendly locations. With ample off-street parking to the front and a private south-west facing rear garden, this delightful home combines comfort, practicality and an enviable location.

Extending to approximately 92.2 sq.m. (992 sq.ft.), the property has been thoughtfully designed to provide well-balanced living accommodation, ideal for modern family life. The welcoming entrance leads to a spacious sitting room, where a feature open fireplace creates a warm and inviting focal point. Filled with natural light, this room provides the perfect space for relaxing or entertaining. To the rear of the property, the kitchen/dining area features fitted kitchen units and enjoys direct access via sliding patio doors to the sunny south-west facing garden and patio—an ideal setting for outdoor dining, family gatherings or simply unwinding in the evening sunshine. A separate utility room and convenient guest WC complete the ground floor accommodation.

Upstairs, there are three generously proportioned bedrooms, including a spacious principal bedroom with its own ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

The Heath is a highly regarded residential development ideally positioned within easy walking distance of everything Gorey has to offer. Residents enjoy immediate access to Gorey Town Centre, Gorey Shopping Centre, cafés, restaurants, supermarkets, public transport links and a wide range of recreational amenities. The area also benefits from an excellent selection of both primary and secondary schools, making it an outstanding choice for families.



Accommodation

Ground Floor

Entrance Hall 1.9m x 3.3m (6'3" x 10'10"): tiled flooring.

Living Room 3.5m x 5.0m (11'6" x 16'5"): at widest point, wood flooring and feature open fireplace.

Kitchen/Dining 3.9m x 5.3m (12'10" x 17'5"): at widest point, tiled flooring and backsplash, fitted kitchen.

Utility Room 1.5m x 2.9m (4'11" x 9'6"): tiled flooring and built-in storage.

W.C. 1.5m x 1.6m (4'11" x 5'3"): at widest point, tiled flooring, w.c. and wash hand basin.

First Floor

Landing 2.0m x 3.6m (6'7" x 11'10"): at widest point, carpet flooring.

Master Bedroom 3.0m x 3.7m (9'10" x 12'2"): at widest point, carpet flooring and built-in wardrobe.

Ensuite 2.7m x 1.2m (8'10" x 3'11"): at widest point, tiled flooring and walls, w.c., wash hand basin and shower.

Bedroom 2 3.5m x 3.3m (11'6" x 10'10"): carpet flooring and built-in wardrobe.

Bedroom 3 2.4m x 2.4m (7'10" x 7'10"): carpet flooring and built-in wardrobe.

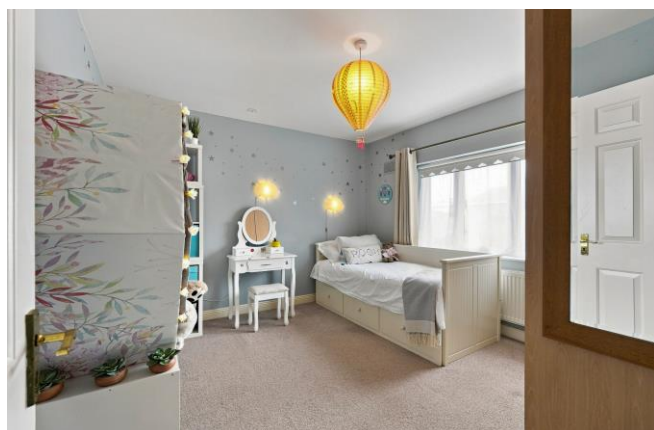
Bathroom 2.0m x 2.1m (6'7" x 6'11"): tiled flooring and walls, w.c., wash hand basin and bath/shower.





Special Features & Services

- Three bed semi-detached dwelling, 922 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
Y25 T688





1st Floor



2nd Floor

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



CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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