

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



Lower Wexford Street,
Gorey,
Co. Wexford,
Y25T201



sherryfitz.ie



Lower Wexford Street is a spacious and well-presented 3-bedroom property in the centre of Gorey town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

The property which stands at 117.7 sq m (approx.) and offers well-proportioned accommodation briefly comprising of entrance hallway, open plan kitchen/dining room/sitting room with feature open fireplace. The kitchen/dining room also has double doors leading out to the rear garden with raised patio area. The master bedroom with ensuite and modern family bathroom are also situated on the ground floor. Accommodation on the first floor consists of two double bedrooms.

The property captures a wonderful sense of space and light throughout. Lower Wexford Street is guaranteed to appeal particularly to families 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 Hallway 0.97m x 1.99m (3'2" x 6'6"): tile flooring.

Sitting Room 4.23m x 5.02m (13'11" x 16'6"): at widest point, solid wood flooring, feature open fireplace.

Kitchen/Dining 3.44m x 5.94m (11'3" x 19'6"): at widest point, tile flooring and backsplash, fitted kitchen units, electric hob, electric oven, washing machine, fridge freezer.

Bathroom 1.13m x 2.92m (3'8" x 9'7"): tile flooring and walls, shower, WC, wash hand basin.

Master Bedroom 3 4.53m x 4.07m (14'10" x 13'4"): solid wood flooring, inbuilt wardrobes.

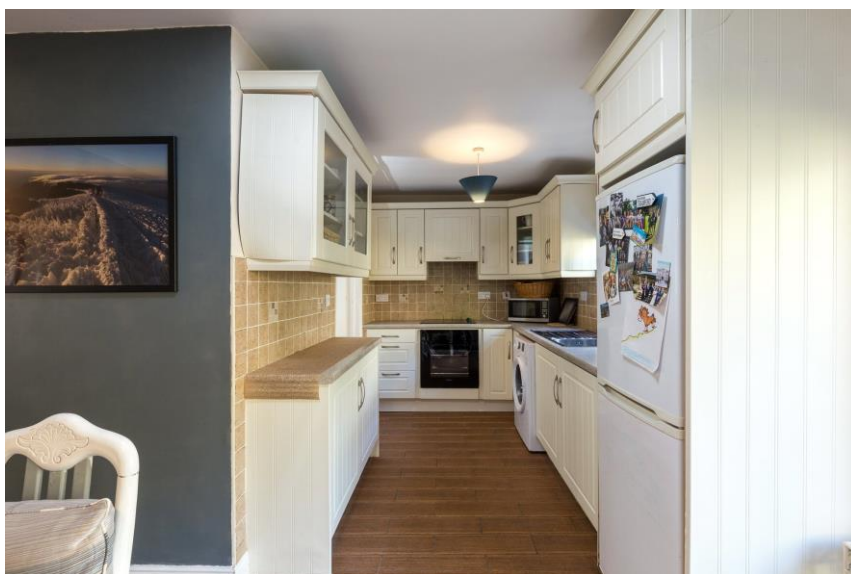
Ensuite 1.27m x 3.03m (4'2" x 9'11"): tile flooring and walls, shower, WC, wash hand basin.

FIRST FLOOR

Landing 0.93m x 5.57m (3'1" x 18'3"): at widest point, carpet flooring.

Bedroom 1 4.35m x 3.63m (14'3" x 11'11"): carpet flooring.

Bedroom 2 3.23m x 5.30m (10'7" x 17'5"): at widest point, carpet flooring.





Special Features & Services

- Spacious Accommodation of approximately 1,267 sq.ft.
- Short walk to Gorey's Main Street, Railway Station, primary school, Church etc.
- Walk in Condition.
- Rear garden with patio area.
- uPVC double glazed windows and doors.





Directions
Y25T201



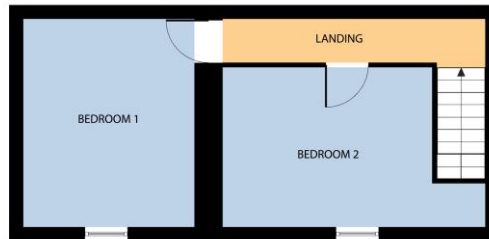
GROUND FLOOR



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.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE



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.
PSRA Registration No. 001510