

# For Sale

Asking Price: €450,000



28 The Gaels' Rest,  
Clonattin Road,  
Gorey,  
Co. Wexford,  
Y25 V0T0

**BER A2**

[sherryfitz.ie](http://sherryfitz.ie)



28 Gael's Rest is an elegant and modern four-bedroom property within walking distance of Gorey town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

This spacious home is in walk in condition. The property which stands at 1577sqft(approx.) and offers generous accommodation briefly comprises of entrance hallway, kitchen/dining with fitted kitchen and double doors to rear garden, sitting room and guest W.C. Accommodation on the first floor consists of three bedrooms and a family bathroom. On the second floor is a spacious Master Bedroom enjoying it's own ensuite and walk-in wardrobe.



The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout. 28 Gael's Rest 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.

Gorey is a vibrant bustling town with a vast array of independent boutiques, coffee shops, top class restaurants, hotels and bars. There are several sandy golden beaches close by not to mention golf clubs, GAA, rugby, soccer and many other sporting amenities just a stone's throw away. South Dublin is a mere 50 minutes away with several bus services and a train line daily.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.80m x 2.00m (15'9" x 6'7"): at widest point, laminate wood flooring.

**Sitting Room** 4.80m x 4.20m (15'9" x 13'9"): laminate wood flooring, double doors to kitchen/dining.

**Kitchen/Dining** 3.60m x 6.30m (11'10" x 20'8"): tiled flooring, fitted kitchen units, electric oven, electric hob, integrated dishwasher, integrated fridge freezer, recessed lighting and sliding door to rear patio.

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

### FIRST FLOOR

**Landing** 5.76m x 2.50m (18'11" x 8'2"): at widest point, carpet flooring.

**Bedroom 1** 2.65m x 2.50m (8'8" x 8'2"): laminate wood flooring.

**Bedroom 2** 2.85m x 3.70m (9'4" x 12'2"): laminate wood flooring.

**Bathroom** 1.80m x 3.70m (5'11" x 12'2"): tiled flooring and bath, WC and wash hand basin.

**Bedroom 3** 3.65m x 3.20m (12' x 10'6"): laminate wood flooring.

### SECOND FLOOR

**Landing** 4.56m x 1.59m (15' x 5'3"): at widest point, carpet flooring.

**Master Bedroom 4** 5.50m x 4.60m (18'1" x 15'1"): at widest point, laminate wood flooring and walk-in wardrobe.

**Ensuite** 2.91m x 1.80m (9'7" x 5'11"): tiled flooring and shower, WC and wash hand basin.





### Special Features & Services

- Spacious accommodation of approximately 1,577sqft.
- Excellent location convenient to all amenities.
- Walk-in condition.
- Air to water heating system.
- Beautiful A-Rated Home.

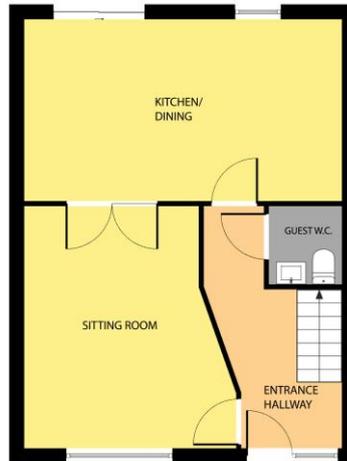




Directions  
Y25 V0T0



GROUND FLOOR

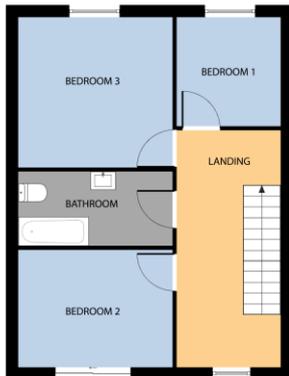


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SECOND FLOOR

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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