

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Leary Kinsella



11 Oakridge,
Clonattin,
Gorey,
Co. Wexford
Y25F251

BER B3

sherryfitz.ie



11 Oakridge is an impressive four bedroom detached property within walking distance of Gorey town with an array of shops, restaurants, cafe's, excellent amenities, schools and public transport to hand.

The home is a spacious and light filled property which stands at 1,277sqft (approx.) and offers generous accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen and double doors leading to the rear garden and patio area, sitting room with a light filled bay window and feature fireplace, utility and guest WC. Accommodation on the first floor consists of four bedrooms with the Master Bedroom ensuite and family bathroom.

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. 'Oakridge' is located within walking distance of Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex.



Accommodation

GROUND FLOOR

Entrance Hallway 4.60m x 2.04m (15'1" x 6'8"): at widest point, tiled flooring.

Sitting Room 4.87m x 4.40m (16' x 14'5"): at widest point, solid wood flooring and feature fireplace with inset stove.

Kitchen/Dining 4.63m x 5.51m (15'2" x 18'1"): tiled flooring, fitted kitchen units, electric oven, gas hob, double doors to rear garden, integrated fridge freezer and integrated dishwasher.

Utility 2.85m x 0.86m (9'4" x 2'10"): tile flooring, plumbed for washing machine and dryer.

Guest WC 2.24m x 0.86m (7'4" x 2'10"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 2.80m x 1.97m (9'2" x 6'6"): at widest point, solid wood flooring.

Bedroom 1 2.67m x 2.95m (8'9" x 9'8"): solid wood flooring.

Bedroom 2 3.64m x 2.95m (11'11" x 9'8"): at widest point, solid wood flooring.

Bedroom 3 2.70m x 3.52m (8'10" x 11'7"): at widest point, solid wood flooring.

Master Bedroom 4 3.75m x 4.42m (12'4" x 14'6"): at widest point, solid wood flooring.

Ensuite 1.08m x 2.62m (3'7" x 8'7"): tiled flooring and shower, WC and wash hand basin.

Bathroom 1.83m x 2.35m (6' x 7'9"): solid wood flooring, tiled bath, WC and wash hand basin.





Special Features & Services

- Four bedroom detached dwelling c.1,277sqft
- Superb location within walking distance of Gorey town centre and amenities.
- Walk in-condition.
- Off street parking





Directions
Y25F251



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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