

Ref: P4386

BER **C3**



NO 9 CREAGH DEMESNE, GOREY, CO. WEXFORD Y25 K5C0

QUINN PROPERTY

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THREE BEDROOM, MID TERRACE, ATTRACTIVE FAMILY HOME

For Sale By Private Treaty



LOCATION :

Creagh Demesne is a mature development located along the Hollyfort Road, just ½km from Gorey's Main Street and its array of amenities such as supermarkets, primary & secondary schools, restaurants, churches, pubs, hotels & leisure facilities. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

No 9 Creagh Demesne is a three bedroom, mid-terraced, family home that is presented in good condition throughout. Built in 2005 the property extends to 79.72m² and comprises of entrance hall, kitchen/diner, w.c. and sitting room on the ground floor with a further three bedrooms and a family bathroom on the first floor with the added benefit of a partially floored attic. The residence has off street, private, parking to front with a slabbed and pebbled enclosed rear garden and garden shed to rear.

Accommodation comprises of:

Entrance Hall:	5.0m x 2.0m	Tiled floor, stairwell to first floor
Understairs W.c.		W.c., w.h.b.
Sitting Room:	3.6m x 4.8m	Laminate floor, open fire, sliding door to rear garden
Kitchen:	2.7m x 4.4m	Tiled floor, fitted eye & waist level units, fridge/freezer, electric cooker, washing machine, microwave
Landing:		Carpet, hotpress
Bedroom 1:	4.1m x 2.7m	Carpet, wardrobes
Bedroom 2:	2.9m x 2.2m	Carpet
Bedroom 3:	2.5m x 3.0m	Carpet, fitted unit
Family Bathroom:	2.4m x 1.4m	Fully tiled, w.c., w.h.b., electric shower over bath





SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Mains Sewage
Double Glazed Windows & Doors
Property Extends To: 79.72m²
Built: 2005
Partially Floored Attic
Slabbed & Pebbled Enclosed Rear Garden



BER DETAILS:
BER: C3
BER No. 112416250
Energy Performance Indicator: 212.94 kWh/m²/yr



DIRECTIONS:

From Main Street turn into John Street and continue straight for 1/2km and Creagh Demesne is on the left hand side with **QUINN** PROPERTY signboard.



Ideal Starter Home or Investment Property. Viewing By Appointment Only

A.M.V. €185,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

