

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Leary Kinsella



13 OakHill,
Gorey,
Co. Wexford
Y25 T6K5

BER A3

sherryfitz.ie



Prepare to be extremely impressed by this distinctive, modern, A rated, south-facing, four bedroomed semi-detached property. 13 Oakhill is perfectly positioned within an exclusive development of just 56 homes. The spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in the heart of Gorey town.

The property extends to 150 sq m approx., and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; welcoming entrance hall with guest WC, sitting room with feature flame effect mounted fire and a large window flooding the room with natural light. To the rear is a large fully equipped modern kitchen/dining with adjoining utility and access to the rear suntrap garden and patio area. Upstairs there are four generous bedrooms with the master bedroom enjoying its own ensuite. A large family bathroom completes the living accommodation on the first floor.

The 'A3' Building Energy Rating makes this home exceptionally energy efficient, with low running costs and easy to heat with an air to water heating system with underfloor heating on the ground floor.

Tucked away in a desirable development, the convenience of the location cannot be overstated with local shopping in Gorey town centre, coffee shops, restaurants, bars, schools and Gorey shopping centre within a short stroll.



Accommodation

GROUND FLOOR

Entrance Hallway 5.15m x 2.75m (16'11" x 9'): at widest point, tiled flooring.

Sitting Room 6.20m x 3.95m (20'4" x 13'): at widest point, solid wood flooring, feature bay window, and double doors to kitchen/dining.

Kitchen/Dining 5.47m x 6.80m (17'11" x 22'4"): at widest point, tiled flooring, fitted kitchen units, electric double oven, electric hob, integrated fridge freezer, integrated dishwasher and double doors to rear garden.

Utility Room 1.97m x 1.55m (6'6" x 5'1"): tiled flooring and plumbed for washing machine and dryer.

Guest WC 1.70m x 1.55m (5'7" x 5'1"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.45m x 3.35m (11'4" x 11'): at widest point, solid wood flooring.

Bathroom 2.35m x 2.10m (7'9" x 6'11"): tiled flooring and bath, shower, WC and wash and basin.

Bedroom 1 2.70m x 3.35m (8'10" x 11'): at widest point, solid wood flooring and built-in wardrobe.

Bedroom 2 3.80m x 3.35m (12'6" x 11'): solid wood flooring and built-in wardrobes.

Bedroom 3 4.37m x 3.35m (14'4" x 11'): at widest point, solid wood flooring.

Master Bedroom 4 5.72m x 3.35m (18'9" x 11'): solid wood flooring, built-in wardrobes and sliding door to balcony.

Ensuite 1.00m x 2.55m (3'3" x 8'4"): tiled flooring and shower, shower, WC and wash hand basin.





Special Features & Services

- Four-bedroom semi-detached home approx. 1615 sq ft
- Walk-in-condition.
- Air to water heating system.
- Beautiful A-rated home
- Excellent location convenient to all amenities - much sought after development of just 56 homes.
- Triple glazed windows.

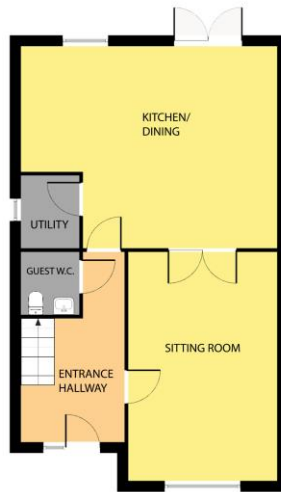




Directions
Y25T6K5



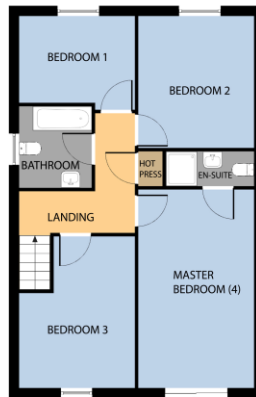
GROUND FLOOR



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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