

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



51 Oakhill,  
Gorey,  
Co. Wexford,  
Y25 H7E8

**BER** A3

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

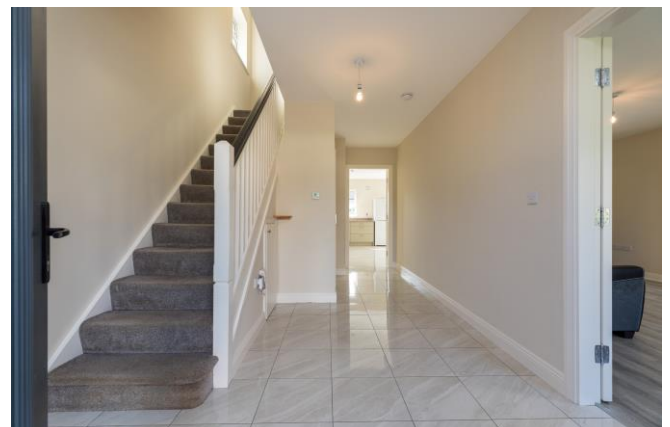


Prepare to be extremely impressed by this distinctive, modern, A rated, four bedroomed detached property. 51 Oakhill is perfectly positioned within an exclusive development of just 56 homes. The spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a new home in the heart of Gorey town.

The property extends to 144.2 sqm 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 garden. 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 highly sought after development, the convenience of the location cannot be overstated with local shopping in Gorey town centre, coffee shops, restaurants, bars and Gorey shopping centre within a short stroll together also with a choice of primary and secondary schools.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.57m x 2.70m (18'3" x 8'10"): at widest point, tiled flooring.

**Sitting Room** 6.77m x 3.90m (22'3" x 12'10"): at widest point, laminate wood flooring, feature bay window and double doors to kitchen/dining.

**Kitchen/Dining** 4.83m x 6.70m (15'10" x 22'): at widest point, tiled flooring, fitted kitchen units, electric oven, electric hob, plumbed for dishwasher and double doors to rear garden.

**Utility Room** 2.46m x 1.58m (8'1" x 5'2"): tiled flooring, plumbed for washing machine and dryer.

**Guest WC** 1.60m x 1.40m (5'3" x 4'7"): tiled flooring, WC and wash hand basin.

### FIRST FLOOR

**Landing** 3.42m x 3.30m (11'3" x 10'10"): at widest point, carpet flooring.

**Bedroom 1** 4.13m x 3.12m (13'7" x 10'3"): at widest point, carpet flooring and built-in wardrobes.

**Bathroom** 2.30m x 2.08m (7'7" x 6'10"): tiled flooring and bath, bath, WC and wash hand basin.

**Bedroom 2** 2.56m x 3.30m (8'5" x 10'10"): at widest point, carpet flooring.

**Bedroom 3** 3.80m x 3.27m (12'6" x 10'9"): carpet flooring.

**Master Bedroom 4** 5.45m x 3.45m (17'11" x 11'4"): at widest point, carpet 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 detached home approx. 1552 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.
- Cobble block front garden.



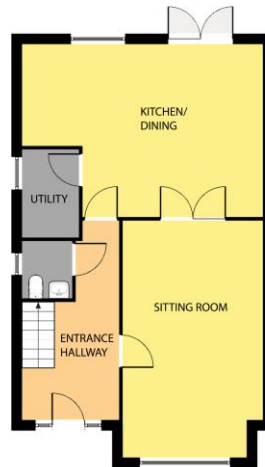




Directions  
Y35H7E8



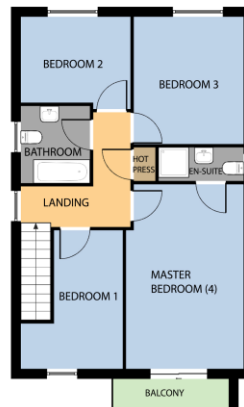
GROUND FLOOR



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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