

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



13 MillQuarter,
Gorey,
Co. Wexford
Y25 Y4E4

BER A3

sherryfitz.ie



13 Millquarter is a modern stylish, bright and spacious, A-rated semi-detached three-bedroom property, extending to approx. c.114.0 sqm.

Upon entering the property you are welcomed by a spacious entrance hallway, to the right lies the well-appointed living room with feature flame effect fire. To the rear of the property you enter the large light filled kitchen dining with double doors leading out to the rear south facing patio area and garden. A guest WC completes the accommodation on the ground floor.

The staircase leads up to the bright and airy landing with three bedrooms, with the master bedroom enjoying an ensuite bathroom, all offering plenty of space for the modern family. The family bathroom completes the first-floor accommodation.

The property approached by a tarmac driveway to the front and a side entrance leads to the rear garden.

Millquarter is a most sought-after location, conveniently located to a host of amenities within walking distance of Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.



ACCOMMODATION

GROUND FLOOR

Entrance Hallway 5.00m x 2.00m (16'5" x 6'7"): at widest point, tiled flooring.

Sitting Room 6.20m x 4.20m (20'4" x 13'9"): at widest point, laminate wood flooring, bay window, and double doors to kitchen/dining.

Kitchen/Dining 3.40m x 6.30m (11'2" x 20'8"): tiled flooring, fitted kitchen units, electric oven, electric hob, dishwasher and plumbed for washing machine.

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



FIRST FLOOR

Landing 3.25m x 2.80m (10'8" x 9'2"): at widest point, carpet flooring.

Bedroom 1 3.10m x 3.05m (10'2" x 10'): at widest point, carpet flooring.

Bedroom 2 3.80m x 3.40m (12'6" x 11'2"): at widest point, carpet flooring and built-in wardrobe.

Master Bedroom 3 4.85m x 3.40m (15'11" x 11'2"): at widest point, carpet flooring, sliderobes and sliding door to balcony.

Ensuite 0.90m x 2.70m (2'11" x 8'10"): tiled flooring and shower, WC and wash hand basin.

Bathroom 2.40m x 2.80m (7'10" x 9'2"): at widest point, tiled flooring and bath, WC and wash hand basin.





Special Features & Services

- Stylish Accommodation of approximately 1227sq ft.
- A3 rated energy home.
- Highly convenient location in Gorey town centre.
- Convenient to Junction 23 on M11 Motorway.
- Walk-in condition.
- Air to water heating system – highly effective.
- Triple glazed windows.
- Contemporary design and layout.
- South facing patio and garden.
- 2 car parking spaces.

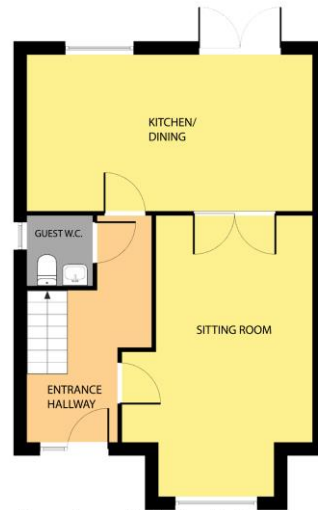




Directions
Y25 Y4E4



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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CONTACT

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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.

sherryfitz.ie

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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