# For Sale

Asking Price: €375,000



25 Ardmore,
Gorey,
Co. Wexford
Y25 TK58

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25 Ardmore presents a wonderful opportunity to acquire a beautifully maintained, light-filled four-bedroom detached home, ideally positioned within this popular and highly regarded residential development. Extending to approximately 139 sq. m. (1,496 sq. ft.), this attractive property combines spacious, well-proportioned accommodation with a convenient location just a short stroll from Gorey town centre.



Accommodation briefly comprises of: welcoming hallway, living room, kitchen/dining room, utility, two spacious bedrooms and a family bathroom on the ground floor. While upstairs are two further generous bedrooms, both complete with ensuite bathrooms. Externally, the property continues to impress. To the front, a tarmac driveway provides convenient off-street parking. To the rear is a neat, low-maintenance south-facing garden.



The location is a key feature of this appealing home. Situated within easy walking distance of Gorey town centre, residents can enjoy an excellent choice of local shops, cafés, restaurants and bars, together with the convenience of Gorey Shopping Centre. With a host of amenities close at hand, the property offers an ideal balance of peaceful residential living and everyday convenience.

25 Ardmore is an appealing choice for those seeking a spacious detached home, thoughtfully arranged accommodation and a desirable location close to all that Gorey has to offer.

Accommodation

**GROUND FLOOR**

**Entrance** 1.4m x 5.2m (4'7" x 17'1"):

**Living Room** 3.3m x 5.8m (10'10" x 19'): at widest point

**Kitchen** 4.9m x 3.4m (16'1" x 11'2"):

**Utility Room** 1.6m x 1.9m (5'3" x 6'3"):

**Hallway** 2.9m x 1.9m (9'6" x 6'3"): at widest point

**Bedroom 3** 2.8m x 4.9m (9'2" x 16'1"): at widest point

**Bedroom 4** 2.9m x 3.6m (9'6" x 11'10"):

**FIRST FLOOR**

**Landing** 1.7m x 2.9m (5'7" x 9'6"): at widest point

**Master Bedroom** 5.0m x 4.0m (16'5" x 13'1"): at widest point

**Ensuite** 1.9m x 1.9m (6'3" x 6'3"): at widest point

**Bedroom 2** 5.0m x 3.5m (16'5" x 11'6"):

**Ensuite** 1.9m x 1.8m (6'3" x 5'11"):











## Special Features & Services

- Attractive four-bedroom detached residence approx. 139 sq. m. (1,496 sq. ft.)
- South facing rear garden.
- Tarmac driveway with off-street parking.
- Located in a popular and highly sought-after residential development.
- Convenient to a host of local amenities.










Directions
Y25 TK58










1st Floor




2nd Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.


## 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.

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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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