

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Bienvenue,
34 Clonattin,
Gorey,
Co. Wexford,
Y25 KX57

BER B1

sherryfitz.ie



Prepare to be extremely impressed by this distinctive and meticulously maintained, four bedrooomed semi-detached property, located in a prestigious and sought after mature residential area in Gorey. Sherry Fitzgerald O'Leary Kinsella are proud to present 'Bienvenue', No. 34 Clonattin to the market. The property has been recently refurbished and extends to 139.9sqm(approx.). Accommodation which briefly comprises of entrance hallway, sitting room with feature inset stove fireplace, kitchen/dining room with fitted kitchen, office/study/bedroom, utility and guest WC. Accommodation on the first floor consists of three further generous size bedrooms all with ensuite.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms which enjoy a high specification and excellent quality features throughout. Externally the fully tarmac driveway offers plenty of off-street parking. To the rear is a large mature garden with two decking areas, perfect for entertaining.

This home is extremely well situated within walking distance of supermarkets, schools, Naomh Eanna GAA Complex, Gorey Rugby Club, Gorey's Main Street with it's array of shops, restaurants, cafés etc., and much more.

'Bienvenue', 34 Clonattin Estate is guaranteed to appeal particularly to families seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none and only minutes' walk to the town centre.

This is a very special home which has been lovingly cared for by its present owners. Viewing comes highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 2.98m x 2.41m (9'9" x 7'11"): at widest point, tiled flooring.

Sitting Room 5.55m x 4.80m (18'3" x 15'9"): at widest point, solid wood flooring, feature fireplace with inset stove, built-in storage units and shelving.

Kitchen/Dining 3.95m x 4.80m (13' x 15'9"): tiled flooring, panel backsplash, fitted kitchen units, electric oven, gas hob, fridge and freezer.

Utility Room 1.00m x 1.90m (3'3" x 6'3"): tiled flooring, plumbed for washing machine and dryer.

Office/Study/Bedroom4 3.57m x 2.48m (11'9" x 8'2"): tiled flooring and built-in storage.

Guest WC 1.60m x 1.20m (5'3" x 3'11"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 4.89m x 4.75m (16'1" x 15'7"): at widest point, laminate wood flooring.

Bedroom 1 3.89m x 3.18m (12'9" x 10'5"): at widest point, laminate wood flooring and built-in shelving.

Ensuite 3.12m x 0.88m (10'3" x 2'11"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 2 2.80m x 2.96m (9'2" x 9'9"): laminate wood flooring.

Ensuite 2.80m x 1.70m (9'2" x 5'7"): tiled flooring and walls, shower, WC, wash hand basin and free-standing storage unit.

Master Bedroom 3 4.47m x 4.75m (14'8" x 15'7"): at widest point, carpet flooring and wardrobes.

Ensuite 0.87m x 3.70m (2'10" x 12'2"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 1,506sqft.
- Superb location within walking distance of Gorey town centre, 5 minutes to M11.
- Mature residential area.
- Walk in condition throughout.
- B1 Energy Rating.
- Solar Panels.





Directions
Y25KX57



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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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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