

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Orchard Court,
Gorey,
Co. Wexford,
Y25 Y1X5

BER C3

sherryfitz.ie



2 Orchard Court is an elegant and modern three-bedroom detached property with off street parking, within walking distance of the railway station and other public transport within Gorey town and its array of shops, restaurants, cafe's, excellent amenities and schools closeby

This cleverly designed home is in excellent condition and ready for the new owner. The property which stands at 86.7 sqm(approx.), offers generous accommodation briefly comprises of entrance hallway, kitchen/dining room with fitted kitchen and sliding doors to the rear patio and garden, sitting room with feature open fireplace and WC on the ground floor. Accommodation on the first floor consists of three bedrooms including the master with its own ensuite and a family bathroom.

The property captures a wonderful sense of space and light throughout. There is an excellent balance of well-proportioned and tastefully detailed rooms, in which quality features throughout. 2 Orchard Court 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 an extremely convenience location and only minutes' walk to the town centre. The cul de sac is located beside St. Michael Church which was built by Augustus Pugin in 1840 and stands against a beautiful uninterrupted skyline.



Accommodation

GROUND FLOOR

Entrance Hallway 4.41m x 1.90m (14'6" x 6'3"): at widest point, tiled flooring.

Sitting Room 4.50m x 3.60m (14'9" x 11'10"): at widest point, carpet flooring, feature bay window, and feature open fireplace.

Kitchen/Dining 3.60m x 5.60m (11'10" x 18'4"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric cooker, dishwasher, fridge and sliding door to rear patio.

WC 1.50m x 0.90m (4'11" x 2'11"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.01m x 1.90m (9'11" x 6'3"): at widest point, carpet flooring.

Bedroom 1 2.25m x 1.90m (7'5" x 6'3"): at widest point, solid wood flooring.

Bathroom 1.86m x 1.90m (6'1" x 6'3"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 3.86m x 3.60m (12'8" x 11'10"): solid wood flooring.

Master Bedroom 3 3.66m x 3.60m (12' x 11'10"): at widest point, solid wood flooring.

Ensuite 0.90m x 2.38m (2'11" x 7'10"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Location! Location! Location!
- Spacious Accommodation of approx. 933 sqft.
- Quiet cul de sac of just 15 homes.
- Off street parking (easily converted to space for two cars).
- Oil fired central heating.
- Walking distance of railway station/public transport and various other amenities.

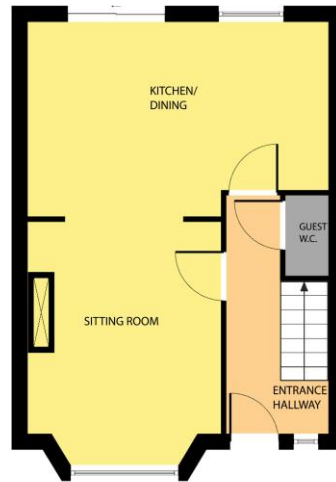




Directions
Y25 Y1X5



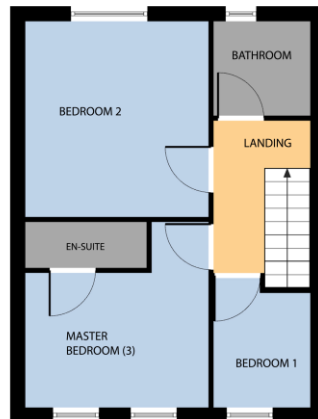
GROUND FLOOR



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

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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