

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



151 MillQuarter,
Gorey,
Co. Wexford
Y25 H6V0

BER A2

sherryfitz.ie

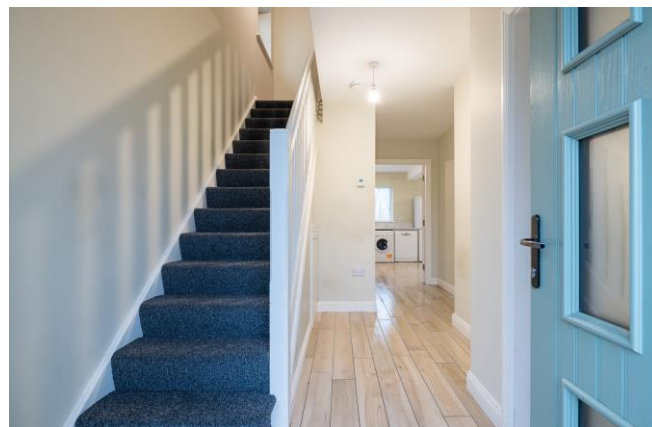


151 Millquarter is a stylish bright and spacious, A-rated semi-detached three-bedroom property, in pristine condition extending to approx. 114.0 sqm, enjoying a large rear garden. Upon entering the property you are welcomed by a spacious entrance hallway, to the right lies the well-appointed living room. To the rear of the property you enter in to the large light filled kitchen dining with double doors leading out to the garden. A guest WC completes the accommodation on this level.

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, which is only 2 years old and has been recently repainted is approached by a tarmac driveway to the front and a side entrance leads to the lawned rear garden with adman steel shed.

151 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 delis. 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, tiled flooring, feature 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 over, electric hob and double doors to rear garden.

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, laminate wood flooring.

Bedroom 1 3.10m x 3.05m (10'2" x 10'): at widest point, laminate wood flooring and built-in wardrobes.

Bedroom 2 3.80m x 3.40m (12'6" x 11'2"): at widest point, laminate wood flooring.

Master Bedroom 3 4.85m x 3.40m (15'11" x 11'2"): at widest point, laminate wood flooring and sliding doors 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, bath, WC and wash hand basin.





Special Features & Services

- Stylish Accommodation of approximately 1227sq ft.
- A2 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.

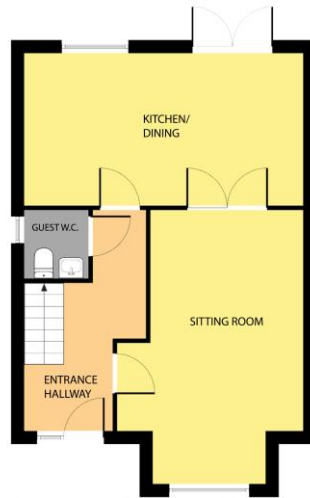




Directions
Y25H6V0



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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