

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



33 Sean Doire,
Gorey,
Co. Wexford,
Y25X966

BER C2

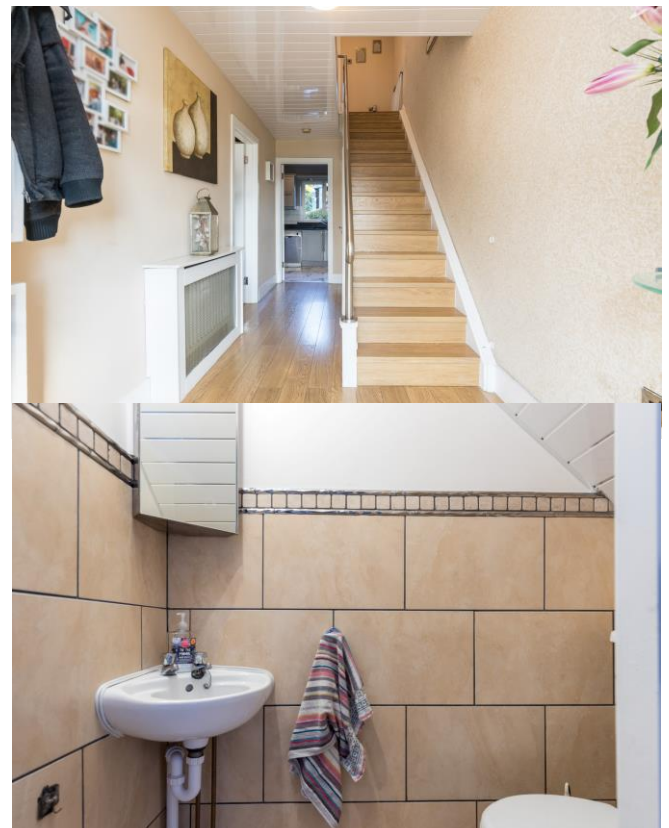
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33 Sean Doire is an elegant and spacious three-bedroom semi-detached home which has been meticulously well cared for. The property stands at 89.80sqm(approx.) and offers generous accommodation briefly comprising of entrance hallway, large sitting room with feature fireplace, kitchen/dining room with fitted kitchen and double doors to rear landscaped garden, a family bathroom and three bedrooms which feature generous wardrobe/storage space.

The property has ample parking to the front and overlooks a large green area.

33 Sean Doire 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 with an array of shops, restaurants, cafe's, excellent amenities, schools, woodland walk, Gorey Town Park and public transport to hand.



Accommodation

GROUND FLOOR

Entrance Hallway 5.40m x 2.10m (17'9" x 6'11"): at widest point, solid wood flooring.

Sitting Room 4.25m x 3.50m (13'11" x 11'6"): solid wood flooring and feature fireplace.

Kitchen/Dining 3.60m x 5.65m (11'10" x 18'6"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, integrated microwave, American-style fridge freezer, dishwasher, plumbed for washing machine, solid fuel stove and door to rear garden.

Guest WC 1.60m x 1.00m (5'3" x 3'3"): tiled flooring and walls, WC and wash hand basin.



FIRST FLOOR

Landing 2.91m x 1.80m (9'7" x 5'11"): at widest point, solid wood flooring.

Bedroom 1 3.10m x 2.40m (10'2" x 7'10"): solid wood flooring.

Bathroom 1.74m x 2.60m (5'9" x 8'6"): linoleum flooring, tile walls, bath, WC and wash hand basin.

Bedroom 2 3.63m x 3.65m (11'11" x 12'): at widest point, solid wood flooring and built-in wardrobes.

Master Bedroom 3 4.25m x 3.65m (13'11" x 12'): at widest point, solid wood flooring and built-in sliderobes.





Special Features & Services

- Spacious Accommodation of approximately 967sqft.
- Walk in Condition.
- Walking distance to secondary schools, primary schools, creche, shopping, restaurant, transport etc.
- Close by woodland walks.

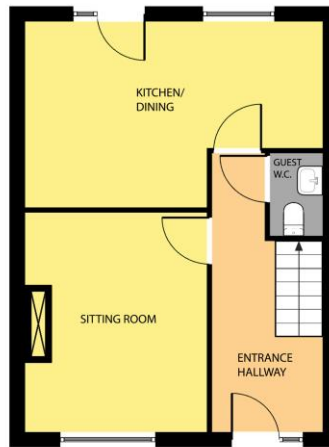




Directions
Y25X966



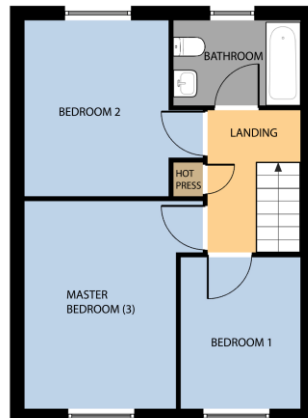
GROUND FLOOR



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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