

# For Sale

Asking Price: €275,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



110 The Heath,  
Ramsgate Village,  
Gorey,  
Co. Wexford, Y25 C925

**BER C1**

[sherryfitz.ie](http://sherryfitz.ie)



Located in a cul-de-sac within walking distance to Gorey Town Centre, 110 The Heath is beautifully presented 4-bedroom end of terrace property and enjoys ample parking to the front and further on street parking options.

The accommodation extends to 108 sq m approximately and includes a sizeable modern fully fitted kitchen/dining area with sliding door to rear patio. The spacious sitting room features stanley stove with back boiler creates a cosy and comfortable space filled with natural light.

On the first floor there are four well-proportioned bedrooms with the master bedroom enjoying its own ensuite and a family bathroom.

The property is an excellent location within walking distance of Gorey Town Centre, Gorey Shopping Centre, cafes, restaurants public transport and a host of other local amenities. There is a choice of primary and secondary schools in the area. 110 The Heath is guaranteed to appeal particularly to a first-time buyer 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.





## Accommodation

### GROUND FLOOR

**Entrance Hall** 5.35m x 2.22m (17'7" x 7'3"): at widest point, tiled flooring

**Sitting Room** 5.93m x 3.20m (19'5" x 10'6"): at widest point, laminate wood flooring, feature fireplace with Stanley inset stove, and bay window.

**Kitchen / Dining Room** 4.45m x 5.52m (14'7" x 18'1"): at widest point, tile flooring and backsplash, fitted kitchen units, American-style fridge freezer, dishwasher, washing machine and sliding doors to rear patio.

**Guest WC** 1.47m x 1.41m (4'10" x 4'8"): tiled floor, WC and wash hand basin.

### FIRST FLOOR

**Landing** 2.27m x 3.51m (7'5" x 11'6"): at widest point, carpet flooring.

**Bathroom** 1.90m x 1.92m (6'3" x 6'4"): linoleum flooring, tiled bath, bath, WC and wash hand basin.

**Bedroom 1** 3.82m x 2.98m (12'6" x 9'9"): at widest point, carpet flooring.

**Bedroom 2** 3.81m x 2.45m (12'6" x 8'): Carpet flooring.

**Bedroom 3** 2.98m x 2.44m (9'9" x 8'): at widest point carpet flooring.

**Master Bedroom 4** 3.53m x 2.99m (11'7" x 9'10"): at widest point, carpet flooring and built-in wardrobes.

**Ensuite** 1.90m x 1.92m (6'3" x 6'4"): at widest point, linoleum flooring, tiled shower, shower, WC and wash hand basin.





### Special Features & Services

- Four bed end terrace property 1,163 sq ft approx.
- Quiet cul-de-sac.
- Walk in condition.
- Beautiful stanley stove with back boiler.
- Short walk to Gorey's Main Street, public transport and Gorey shopping centre.
- Oil Fired Central Heating.
- Low maintenance rear garden.



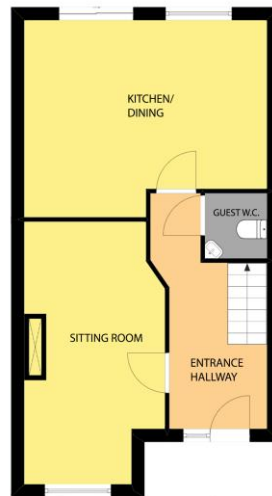




Directions  
Y25C925



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.

[sherryfitz.ie](http://sherryfitz.ie)

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