

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 Clonattin Village,
Gorey,
Co. Wexford
Y25KN81

BER C3

sherryfitz.ie



9 Clonattin Village is beautiful 4 bedroom detached property within walking distance of Gorey town with an array of shops, restaurants, cafe's, schools, public transport and an array of amenities.

This spacious home is in walk in condition throughout. The property which stands at 1,322 sqft (approx.), offers generous accommodation and briefly comprises of entrance hallway, modern fully fitted kitchen/dining with sliding doors to rear garden with patio and built in barbeque, sitting room with feature open fireplace, utility and guest WC. Accommodation on the first floor consists of four bedrooms with the master bedroom enjoying it's own ensuite. There is also a family bathroom. The attic is also fully floored and insulated with electricity supply and lighting.

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. 'Clonattin Village' is located within walking distance of Gorey Community School, primary schools, supermarkets and shopping centre, Gorey Rugby Club and Naomh Eanna Gaa and sports complex.



Accommodation

GROUND FLOOR

Entrance Hallway 4.37m x 2.37m (14'4" x 7'9"): at widest point, tiled flooring.

Sitting Room 5.20m x 3.73m (17'1" x 12'3"): at widest point, solid wood flooring, feature open fireplace, feature bay window and built-in shelving.

Kitchen/Dining 3.41m x 7.75m (11'2" x 25'5"): tiled flooring and backsplash, fitted kitchen units, electric double oven, integrated microwave, gas hob, breakfast bar and sliding door to rear patio.

Utility Room 1.85m x 1.80m (6'1" x 5'11"): tiled flooring, plumbed for washing machine and dryer and fridge freezer.

Guest WC 1.42m x 1.46m (4'8" x 4'9"): tiled flooring and walls, WC and wash hand basin.

FIRST FLOOR

Landing 2.42m x 3.18m (7'11" x 10'5"): at widest point, carpet flooring.

Bedroom 1 (2.80m x 3.89m ((9'2" x 12'9")): solid wood flooring.

Bathroom 2.36m x 1.70m (7'9" x 5'7"): tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 2 2.36m x 3.86m (7'9" x 12'8"): solid wood flooring.

Bedroom 3 3.20m x 3.78m (10'6" x 12'5"): at widest point, solid wood flooring.

Master Bedroom 4 4.32m x 3.75m (14'2" x 12'4"): at widest point, carpet flooring, built-in wardrobes, and feature bay window.

Ensuite 1.00m x 2.66m (3'3" x 8'9"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious Accommodation of approximately 1,322sqft.
- Superb location within walking distance of Gorey town centre and amenities.
- Walk in Condition.
- Private, own driveway.
- Modern décor.
- Oil and Solid fuel central heating.





Directions
Y25KN81



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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