

Ref: P7789



NO. 66 CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 NX31

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Spacious Three Bedroom Semi-Detached Residence In Most Popular Development For Sale By Private Treaty



LOCATION & DESCRIPTION:

Clonattin Village is located on the northern side of Gorey's town centre, it is a modern and popular residential development with all amenities within walking distance, to include schools, shops, GAA facilities and Gorey Rugby Club. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools, retail outlets, restaurants, shops, pubs and award winning hotels. The house is a ten minute drive from beaches and golf courses to include Courtown and Ballymoney Golf Clubs. Access to the M11 is only a ten minute drive leaving Dublin a very comfortable drive of one hour. Wexford is a 30 minute drive, Enniscorthy 20 minutes.

The property is approached via a green lawn area to the front and a concrete pathway leading to the front door. To the rear there is an enclosed private large garden ideal for entertaining during long summer evenings. The back garden can also be accessed via a side entrance.



No. 66 offers generous living space with light-filled rooms creating a warm and welcoming atmosphere throughout. This property will appeal to a wide range of potential buyers, including investors, first-time buyers and those seeking a family home. Accommodation is well laid out and comprises of:

Entrance Hall: 3.2m x 2.4m Tiled flooring, stairs to first floor (A.W.P.)

Living/Dining Room: 5.4m x 5.3m Laminate flooring, feature fire place with open fire, French doors to rear garden

Cloak Room:

Kitchen: 3.4m x 2.6m Tiled flooring, fitted waist high and eye level kitchen units, tiled splashback, extractor fan, electric cooker

Landing: 2.7m x 1.7m Carpet flooring (A.W..P.)

Master Bedroom: 4.4m x 2.9m Carpet flooring

Ensuite: 2.4 x 1.4m Laminated flooring, fitted wardrobe





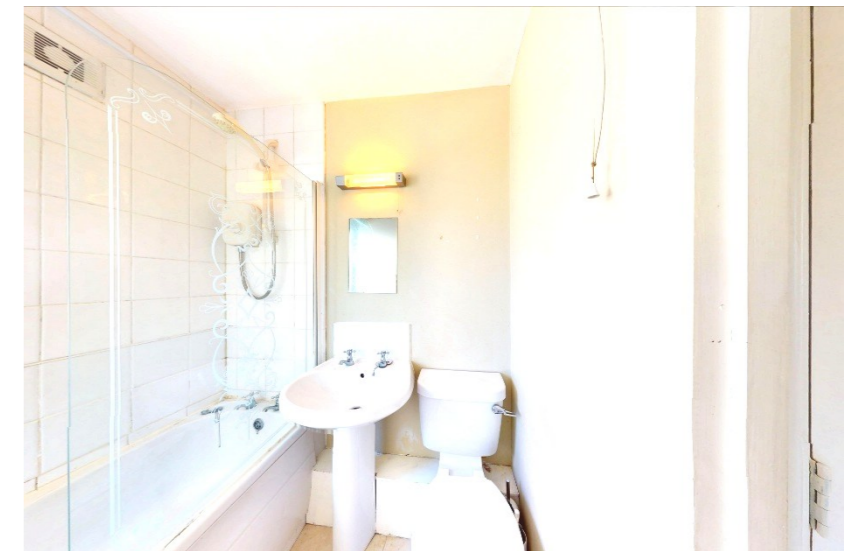
Bedroom 2: 3.1m x 2.5m Carpet flooring
 Bedroom 3: 3.0m x 2.8m Carpet flooring
 Bathroom: 1.8m x 1.7m Tiled flooring, W.C., W.H.B., bath, electric shower with tiled surround
 Hotpress: 1.0m x 1.0m Timber flooring, shelving



SERVICES AND FEATURES:
 Oil Fired Central Heating
 All Mains Services
 Large Green Areas, Ideal For Childrens' Outdoor Activities
 Property Extends To C. 90m²
 Mature Development
 Side Access To Rear Garden



BER DETAILS: TO FOLLOW
 BER D1
 BER No.
 Energy Performance Indicator: m²/yr



This Property Is Sure To Attract Broad Appeal

A.M.V. €275,000

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