

# For Sale

Asking Price: €240,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



17 Station Court,  
The Avenue,  
Gorey,  
Co. Wexford,  
Y25 C3H6

**BER C3**

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





17 Station Court is a well-presented own door two-bedroom ground floor apartment in this much sought-after location in the heart of Gorey town. It is conveniently located in close proximity to an array of shops restaurants cafes excellent amenities schools and public transport.

This home has been well maintained, stands at 78.2 sqm (approx.) and offers generous accommodation and briefly comprises of entrance hallway, kitchen/dining/living room, two generous double rooms with the Master Bedroom ensuite and a family bathroom complete the accommodation of this property. To the rear of the property there is a sizeable terrace providing outdoor space to enjoy the sunshine.

17 Station Court is guaranteed to appeal in particular to first time buyers seeking a home of quality in a nice neighbourhood or perhaps those seeking an attractive residential investment opportunity in a location second to none at the heart of the town centre.



## Accommodation

**Entrance hallway** 2.34m x 2.80m (7'8" x 9'2"): at widest point, linoleum flooring.

**Kitchen/Dining/Living** 6.22m x 6.40m (20'5" x 21'): at widest point, laminate wood flooring, fitted kitchen units with matching breakfast bar, electric oven, electric hob, fridge freezer, dishwasher and tiled backsplash.

**Utility Room** 1.80m x 1.50m (5'11" x 4'11"): laminate wood flooring, plumbed for washing machine and dryer.

**Bedroom 1** 3.76m x 2.75m (12'4" x 9'): at widest point, laminate wood flooring.

**Master Bedroom** 4.26m x 3.55m (14' x 11'8"): laminate wood flooring and sliding door to rear garden.

**Ensuite** 1.83m x 1.60m (6' x 5'3"): tiled flooring and shower, WC and wash hand basin.

**Bathroom** 1.83m x 2.10m (6' x 6'11"): tiled flooring and bath, WC and wash hand basin.







### Special Features & Services

- Convenient Ground Floor Apartment of 842sqft.
- Superb location in the heart of Gorey town and 4 mins to M11.
- Walk in Condition.
- Large terrace to rear of property.
- Car parking space.



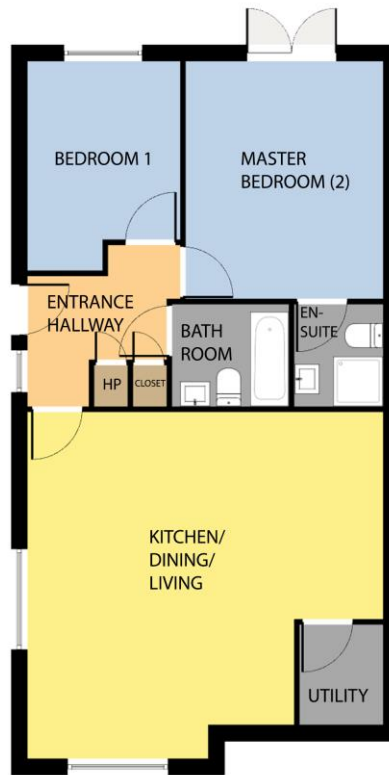


Directions  
Y25 C3H6





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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**CONTACT**

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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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