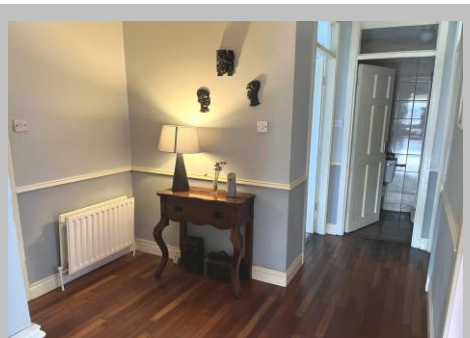


For Sale

Offer in Excess €365,000



SOUTH EAST
ESTATES



11 Westhill Park,
Gorey, Co.Wexford
Y25 X938

Location, Location, Location!

South East Estates are delighted to bring to the market 11 Westhill Park, a charming five bedroom bungalow with private garden, located in a much sought after address within a stone's throw of every amenity and service Gorey Town has to offer.



South East Estates
Tel: 053 900 7239 Email: info@southeastestates.ie
<https://www.seestates.ie>

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This home provides comfortable living space for the entire family with accommodation extending to 1250 sq ft approx. On entry you are greeted by a gracious entrance hall with bedroom /office to the left following to a spacious sitting room with beautiful views over the front garden, kitchen dining room with utility room to the rear of the property. There are a further four bedrooms, shower room and family bathroom.

Externally tucked away on most private grounds, there is driveway access to the front of the property with a fabulous landscaped garden to front. There is a garage to side with a wealth of space. To the rear is what can only be called as a beautiful secret garden, offering complete privacy – a real suntrap perfect for those summer evenings!

What a location! Set in the mature estate of Westhill Park conveniently located on the Carnew road within walking distance to every possible service and amenity in Gorey Town with the Gael Scoil and Educational Campus across the road – ideal for a growing family.

A property like this is rare to come to the market. Spacious living with private ground and in a location which is second to none.

Viewing is a must!



ACCOMMODATION



Entrance Hall : 13'2" (4.01m) x 7'3" (2.21m) timber floor

Bedroom 1 : 12'6" (3.81m) x 7'11" (2.41m)

Sitting Room : 12'2" (3.71m) x 17'1" (5.21m) Open Fireplace,
timber floor

Kitchen : 10'10" (3.3m) x 15'5" (4.7m) fully fitted kitchen, timber floor

Utility Room : 11'10" (3.61m) x 7'7" (2.31m)

Bedroom 2 : 10'2" (3.1m) x 11'2" (3.4m) fitted wardrobe, timber floor

Bedroom 3 : 10'6" (3.2m) x 7'3" (2.21m)

Bedroom 4 : 10'10" (3.3m) x 6'11" (2.11m)

Shower Room : 4'0" (1.22m) x 5'7" (1.7m)

wc, whb, electric shower, fully tiled

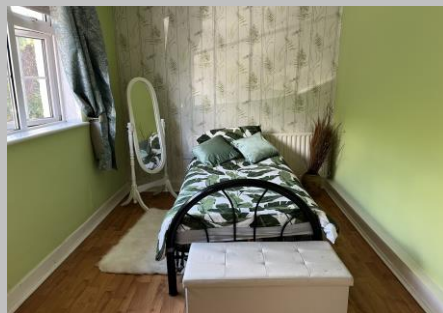
Bedroom 5 : 10'10" (3.3m) x 9'3" (2.82m)

Bathroom : 5'3" (1.6m) x 9'3" (2.82m)

wc, whb, jacuzzi corner bath, fully tiled

Garage

17'5" (5.31m) x 11'10" (3.61m)





FEATURES

- Beautiful bungalow within walking distance of Gorey Town
- uPVC double glazed windows
- Oil fired central heating
- Spacious accommodation extending to over 1200 sq ft approx
- Detached Garage
- Private landscaped gardens
- Ideal location across from the Gael Scoil and Educational Campus
- Walking distance of every amenity in Gorey Town

SERVICES

- Electricity, Water, Drainage

DIRECTIONS

Y25X938







SOUTH EAST ESTATES

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MIPAV REV MMCEPI

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Disclaimer

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.