

For Sale

Asking Price: €380,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Oak Hill,
Gorey,
Co. Wexford
Y25 T2V6

BER A3

sherryfitz.ie

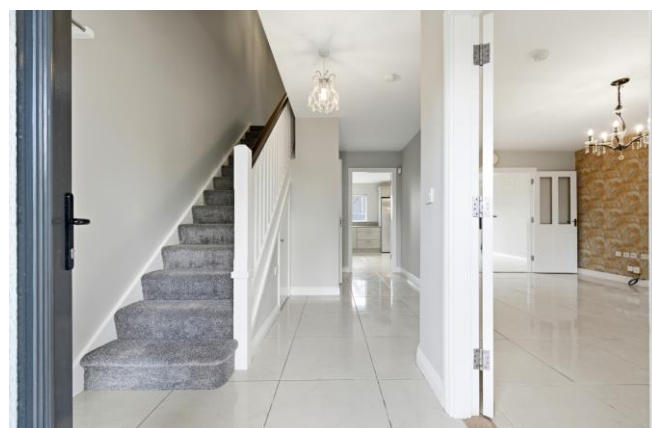


2 Oak Hill is a superb three-bedroom semi-detached home perfectly positioned within this exclusive development. This stylish home extends to 109 sq m (1173 sq ft) approx. and is approached by a tarmacadam driveway providing off street parking and is sided by lawn. Inside the property benefits from beautifully presented and well-proportioned rooms.

The accommodation in brief comprises a wide welcoming hallway leading to a spacious living room which comes complete with a chic wall mounted flame effect fire and a large window floods the room with natural light. Double doors lead to the large fully fitted modern kitchen/ dining with adjoining utility and access to the rear garden. Upstairs there are three generous bedrooms with the master bedroom enjoying its own ensuite and balcony. A large family bathroom completes the living accommodation on the first floor

The 'A' Building Energy Rating makes this home exceptionally energy efficient, with low running costs and easy to heat with an air to water heating system.

Tucked away in desirable development, the convenience of the location cannot be overstated with local shopping in Gorey town centre, coffee shops, restaurants, bars, schools and Gorey shopping centre within a short stroll.



Accommodation

GROUND FLOOR

Entrance hallway 2.7m x 4.9m (8'10" x 16'1"): at widest point, tiled flooring.

Sitting Room 6.0m x 4.0m (19'8" x 13'1"): at widest point, tiled flooring, feature wall mounted flame effect fire and double doors to kitchen.

Kitchen 3.5m x 3.7m (11'6" x 12'2"): at widest point, tiled flooring, fitted kitchen units, electric oven, electric hob, and dishwasher.

Dining Area 2.6m x 3.7m (8'6" x 12'2"): tiled flooring and double doors to rear garden.

Utility Room 1.3m x 1.6m (4'3" x 5'3"): fitted storage units, plumbed for washing machine and dryer (not included).

Guest WC 1.3m x 1.4m (4'3" x 4'7"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.6m x 2.1m (11'10" x 6'11"): carpet flooring.

Master Bedroom 2.8m x 4.6m (9'2" x 15'1"): carpet flooring, sliding doors to balcony.

Ensuite 2.4m x 1.0m (7'10" x 3'3"): tile flooring and walls, shower, WC and wash hand basin.

Bedroom 2 3.6m x 3.0m (11'10" x 9'10"): carpet flooring and built-in wardrobe.

Bedroom 3 3.2m x 3.5m (10'6" x 11'6"): at widest point, carpet flooring.

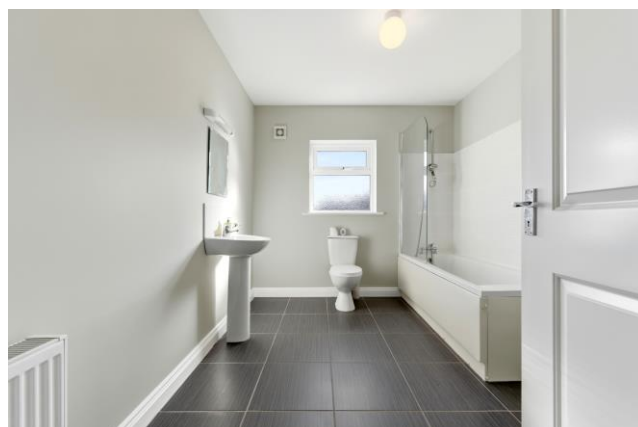
Bathroom 2.5m x 3.0m (8'2" x 9'10"): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

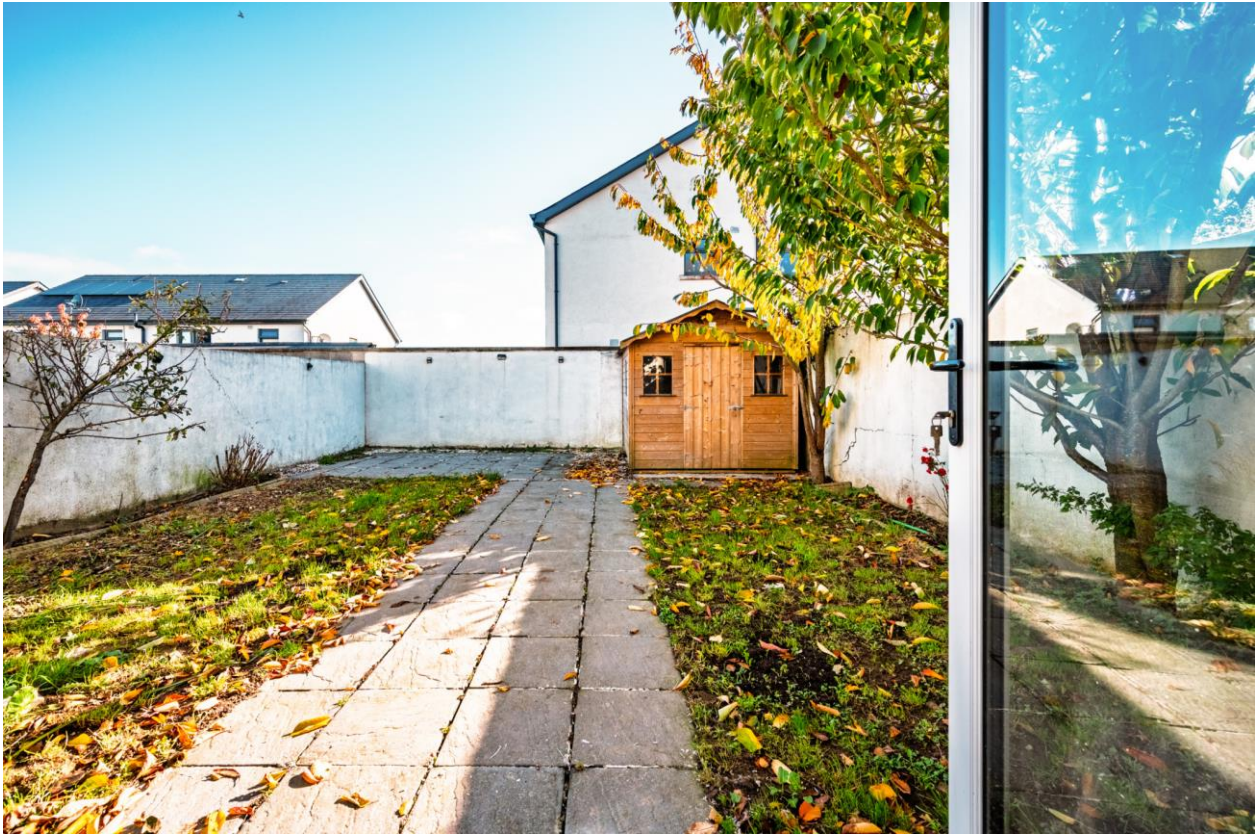




Special Features & Services

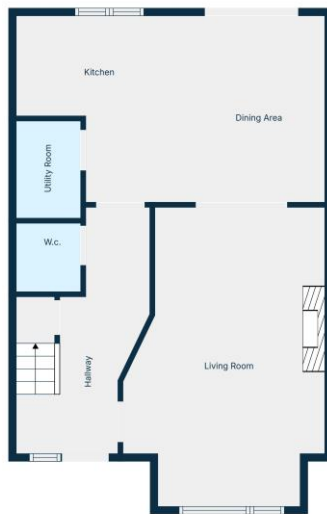
- Superb 3 bedroom semi-detached home approx. 1173 sq ft
- Walk-in-condition.
- Convenient location
- Air to water heating system.
- Triple glazed 'A' rated windows fitted throughout with a high energy efficiency front door and high energy efficiency rear patio French doors.





Directions
Y25 T2V6





Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 001510