

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



4 Charlotte Grove,
Gorey,
Co. Wexford,
Y25 D886

BER C3

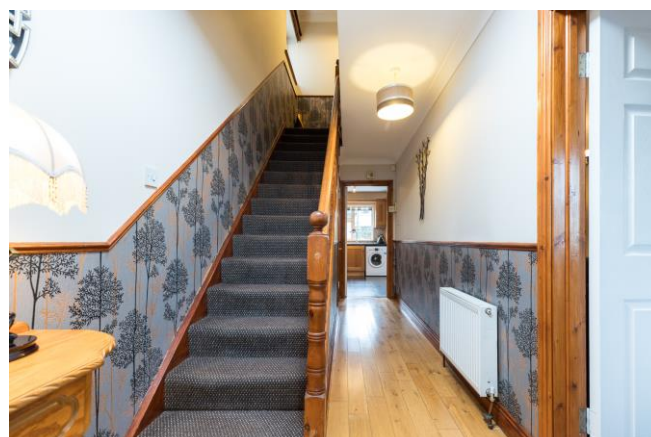
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Set in an elevated position this, beautiful three-bedroom home is just minutes stroll from the Main Street in Gorey. The property extends to c.100.4sqm approx., and benefits from beautifully presented and well-proportioned rooms. The accommodation in brief comprises; welcoming entrance hall, sitting room with feature open fireplace and a large bay window flooding the room with natural light. To the rear is a large fully equipped kitchen/dining with fitted units, matching breakfast bar with french doors to the rear garden and a guest WC. Upstairs there are three generous bedrooms with the master bedroom enjoying its own ensuite. A family bathroom completes the living accommodation on the first floor.



This is a fantastic opportunity to acquire a nice home situated in this popular and highly sought after town centre development. The spacious home is presented in excellent decorative order throughout and is the ideal choice for those seeking a home in the heart of Gorey town.



'Charlotte Grove' is a small quiet estate just a short walk from Gorey's Main Street, the convenience of the location cannot be overstated with local shopping in Gorey town centre, a choice of schools, coffee shops, restaurants and bars and Gorey shopping centre all within a short stroll. This residence comes to the market in good condition throughout with spacious accommodation and maintenance free back garden.

Viewing is highly recommended!

Accommodation

GROUND FLOOR

Entrance Hallway 5.45m x 1.84m (17'11" x 6'): at widest point, solid wood flooring.

Sitting Room 6.07m x 3.40m (19'11" x 11'2"): at widest point, carpet flooring, feature open fireplace, feature bay window and double doors to kitchen/dining.

Kitchen/Dining 3.80m x 5.34m (12'6" x 17'6"): tiled flooring and backsplash, fitted kitchen units, electric double oven, electric hob, washing machine, integrated fridge freezer integrated dishwasher and double doors to decking.

Guest WC 1.62m x 0.80m (5'4" x 2'7"): tiled flooring and walls, WC and wash hand basin.

FIRST FLOOR

Landing 2.72m x 3.07m (8'11" x 10'1"): at widest point, carpet flooring.

Bedroom 1 3.28m x 1.96m (10'9" x 6'5"): carpet flooring.

Bedroom 2 3.28m x 3.33m (10'9" x 10'11"): at widest point, carpet flooring.

Bathroom 1.83m x 2.22m (6' x 7'3"): carpet flooring, tiled walls, bath, WC and wash hand basin.

Master Bedroom 3 4.03m x 5.34m (13'3" x 17'6"): at widest point, carpet flooring, built-in wardrobes, and feature bay window.





Special Features & Services

- Three-bedroom end of terrace dwelling of 1080 sq ft approx.
- Off street parking.
- Walk-in condition.
- Superb location in Gorey town centre.
- Short walk to all amenities.

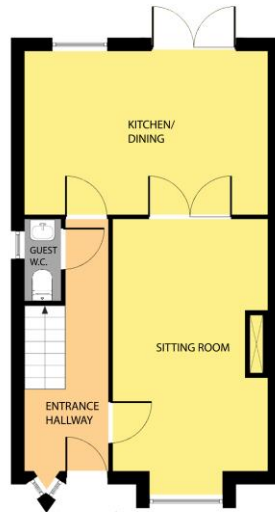




Directions
Y25D886



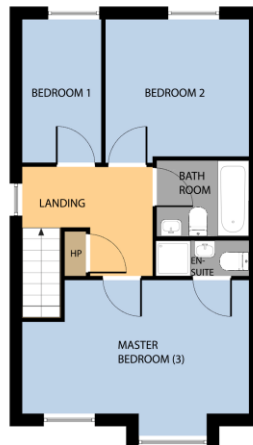
GROUND FLOOR



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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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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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.
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