



Ref: 9066

NO. 120 CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 YV82

BER C

QUINN PROPERTY

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Attractive Three Bedroom Residence In A Much Sought After Development For Sale By Private Treaty



LOCATION & DESCRIPTION:

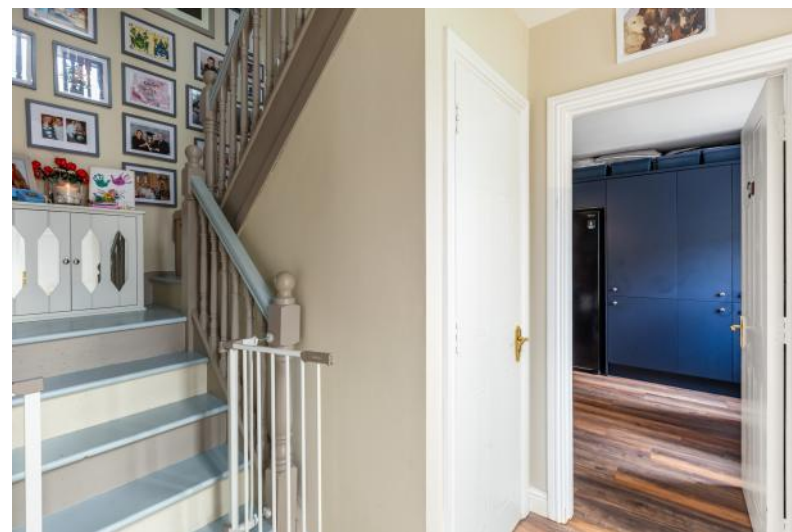
QUINN PROPERTY are delighted to present this spacious three bedroom property to the market. Located in Clonattin Village, this home is ideally situated within walking distance of all amenities Gorey has to offer. Gorey is one of the regions most noted towns and offers an excellent choice of schools, 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. The M11 is just a ten-minute drive away, making Dublin easily accessible within an hour, while Enniscorthy is only 20 minutes away and Wexford can be reached in just 30 minutes.

No. 120 is a beautifully presented three-bedroom semi-detached home that has been lovingly upgraded by its current owners, presenting in exceptional condition. Located in a highly desirable development, the property features a bright and airy interior with a spacious living room, modern kitchen/dining area, and three generously sized bedrooms, including a master bedroom with en-suite. The property has recently been re-decorated and refurbished and will appeal to a wide range of potential buyers, as it is an ideal choice for families or first-time buyers.

Accommodation comprises of the following:



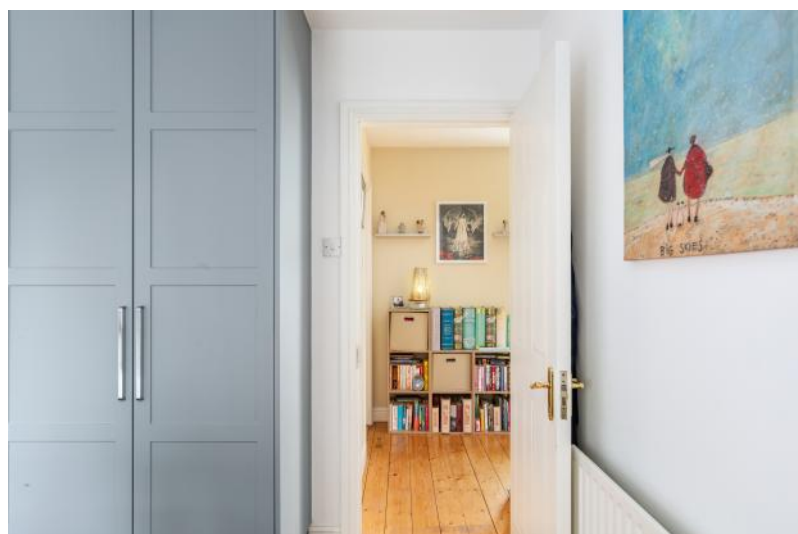
Entrance Hall:	1.42m x 2.00m	Laminate flooring, staircase to the first floor.
Kitchen/Dining Room:	5.43m x 3.08m	Laminate flooring, fitted waist & eye level units, extractor fan, tiled splashback, garden views.
Living Room:	5.43m x 3.53m	Timber flooring, feature fireplace with open fire, french doors to rear garden, fitted cabinetry.
Utility Room:	1.50m x 1.87m	Tiled flooring, fitted shelving, plumbed for washing machine.
Landing:	1.97m x 3.64m	Timber flooring.
Hot Press:		
Bathroom:	1.97m x 2.09m	Tiled flooring, W.C., W.H.B., bath with electric shower.
Principal Bedroom:	3.36m x 3.11m	Timber flooring, fitted wardrobe, pleasant garden views.
En-suite:	1.49m x 1.86m	Tiled flooring, W.C., W.H.B., electric shower.
Bedroom 2:	2.80m x 3.53m	Timber flooring, pleasant garden views.
Bedroom 3:	2.56m x 3.43m	Timber flooring, fitted storage.





OUTSIDE:

The property includes a two car driveway with a manicured front lawn. The side entrance leads to a charming and neatly presented rear garden, offering a private and secure outdoor space which is ideal for relaxing or entertaining. This well fenced garden is a true extension of the home, ideal for year-round use and consists of a garden shed, patio area, decking, rockery, and flower beds making it the perfect space for enjoying sunny afternoons or dining al fresco.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Off Street Parking
Ample Visitor Parking
EV Charger
West Facing Rear Garden
Built: 2003
Property Extends to C. 93m²



BER DETAILS:

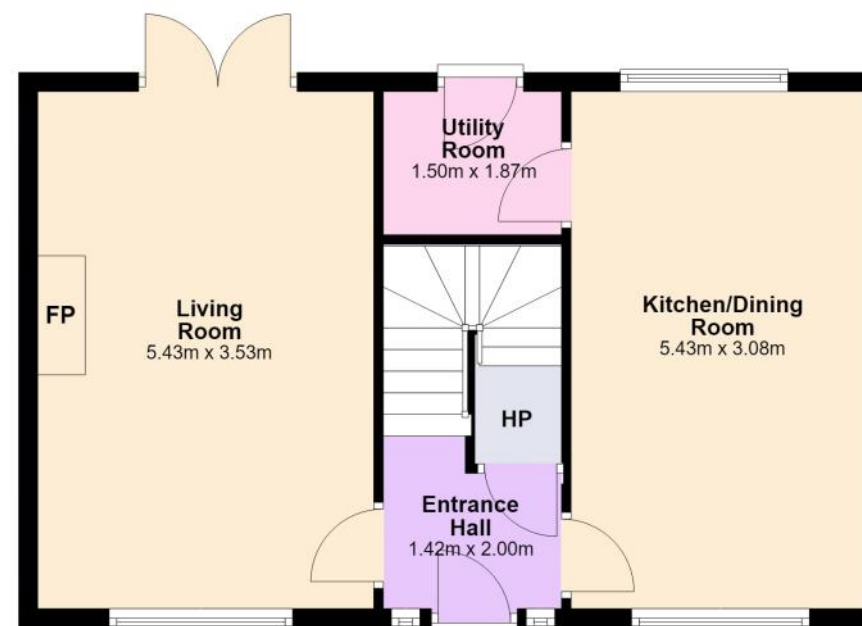
BER: C
BER No. 111309092
Energy Performance Indicator: 212.32 kWh/m²/yr



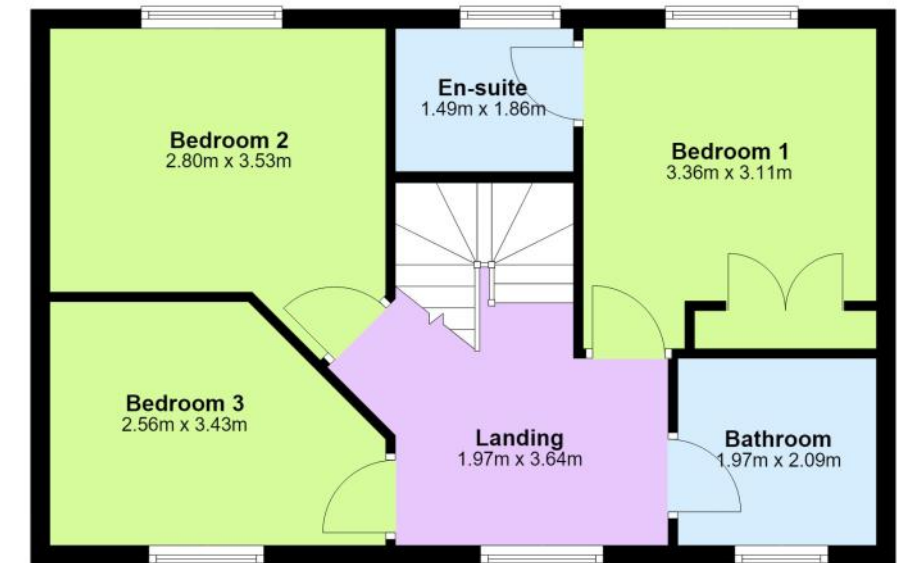
The Perfect Opportunity for First-Time Buyers or Growing Families
A.M.V. €310,000



Ground Floor



First Floor



Total area: approx. 93.3 sq. metres

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.