

NO. 13 CLONATTIN ROAD, GOREY, CO. WEXFORD Y25 TK59

Ref: 7137

AUCTION
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A Prime Renovation Opportunity Located In An Excellent Location For Sale By Online Auction On Tuesday 7th April At 11am



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this residence set in a prime location with exceptional development potential to the market. Ideally positioned on Clonattin Road in the heart of Gorey Town, this property enjoys immediate access to a superb range of everyday amenities, with an excellent selection of schools, restaurants, shops, cafés, pubs and award-winning hotels, along with an array of leisure amenities.

Dublin is easily accessible with an approximate one-hour commute, while excellent transport links are available via Wexford Bus, Bus Éireann and Gorey Train Station. This excellent location combines everyday convenience with a relaxed country lifestyle, making it an excellent choice for those seeking comfort, space and connectivity in equal measure.

This property requires complete refurbishment and modernisation, but offers an excellent opportunity for anyone seeking a project, with an ideally located setting convenient for town living. The property benefits from two outbuildings, both suitable for a range of practical uses.

This property is likely to qualify for the 'Vacant Property Refurbishment Grant'.

Accommodation extends to C.76m² and comprises as follows:



Entrance Hall:	2.0m x 2.0m	Timber flooring
Bedroom 2:	3.7m x 2.3m	Carpet flooring
Master Bedroom:	3.7m x 3.6m	Carpet flooring, original windows, built in wardrobes, open fire with a tile feature surround.
Bedroom 3 / Study:	2.0m x 2.7m	Laminate flooring
Living Room:	3.0m x 4.8m	Timber flooring, open fired with wood feature surround
Utility Room:	2.1m x 2.0m	Timber flooring, fitted units and hotpress
Bathroom:	3.0m x 1.8m	Linoleum flooring, W.C., W.H.B., shower, bath
Dinning Room:	3.9m x 3.0m	Linoleum flooring, rear door to internal courtyard / outbuildings
Kitchen:	3.0m x 2.4m	Laminate flooring, fitted units, sliding door to rear garden





OUTSIDE:

The property is accessed via a gravel driveway with access to the adjoining garage offering plenty of space for off street parking. The property features a generous, south facing front garden as well as a large garden with patio area to the rear. The rear of the property presents an excellent opportunity for further development of the residence.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Property Extends To: C. 76m²
Built: 1970
Storage Outbuilding (3.0m x 2.3m)
Adjoining Garage (2.9m x 5.4m)



BER DETAILS: TO FOLLOW

BER: G
BER No.: 111074936
Energy Performance Indicator: 544.53kWh/m²/yr



A Rare Opportunity to Acquire a Prime, Centrally Located Renovation Property

A.M.V. €125,000



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



Legal: Carly Fletcher, Lombard Cullen & Fitzpatrick Solicitors, 10 McDermott Street, Gorey, Co. Wexford. Tel: 053 9421324

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