

Ref: 8121

'THE MANSE', THE AVENUE, GOREY, CO. WEXFORD Y25 DT21



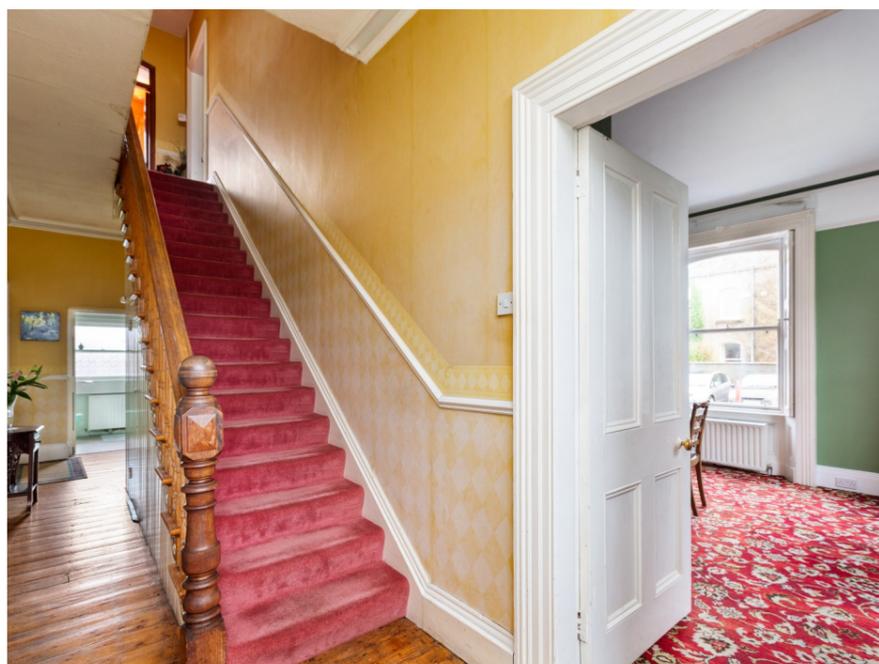
BER EXEMPT

QUINN PROPERTY

www.quinnproperty.ie

**Exceptional Four/Five Bedroom Period Residence
For Sale By Online Auction On Tuesday, 10th March At 12 Noon**





QUINN PROPERTY are delighted to present 'The Manse,' a distinguished period residence of architectural merit, superbly located in the centre of Gorey. Recorded on the National Inventory of Architectural Heritage (Buildings of Ireland), underscoring its importance within the historic streetscape of Gorey and highlighting its importance to the heritage of the town. This landmark home offers timeless character and generous proportions, while also benefitting from the most sought after location on The Avenue. The residence offers excellent potential to sensitively enhance and adapt the interior to suit modern living, subject to the appropriate planning considerations associated with historic buildings.

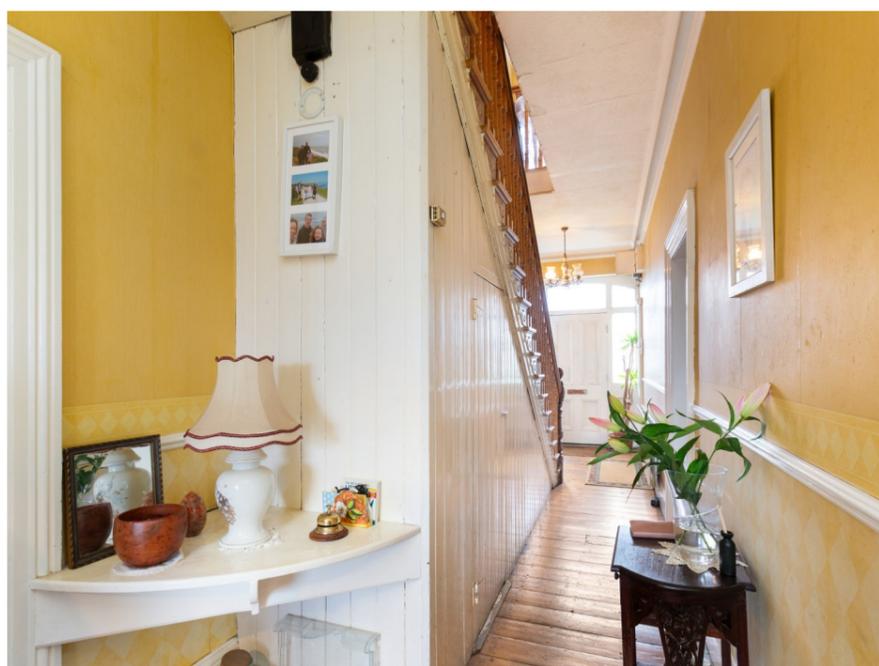
This exceptional family home boasts many original period features, while large windows allow abundant natural light to flow through the property, enhancing the warmth and character of each room and creating bright, welcoming living spaces that feel both refined and uplifting. To the rear, a patio area extends the living space outdoors, ideal for relaxed entertaining or quiet enjoyment. It also offers lawned garden with discreet private parking, a valuable asset so close to the town centre.

Externally, the property features mature lawns, established shrubbery, a patio area, garden shed, and a separate boiler house, all set within well-maintained grounds.

As a thriving town, Gorey offers a comprehensive mix of high fashion boutiques, authentic gourmet restaurants, schools, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres.

There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station, all within a short walk from the property. South Dublin is a comfortable commute of one hour.

Whether you are drawn to its architectural legacy, its prime location in the heart of a flourishing community, or the lifestyle that County Wexford can offer, this property presents an exciting opportunity to a discerning buyer, heritage enthusiasts, and those seeking an impressive family home.



Entrance Hall: 8.13m x 1.94m Original oak flooring, staircase to first floor.

Living Room: 4.72m x 4.26m Original oak flooring, coving, feature fire place with open fire.

Dining Room: 4.57m x 4.25m Carpet flooring, feature cast iron fire place, dual aspect.

W.C.: 1.66m x 1.94m Linoleum flooring, W.C., W.H.B.

Kitchen/ Breakfast Room: 3.19m x 4.25m Tiled flooring, Andrew Ryan kitchen with bespoke cabinetry, granite countertop, electric cooker, integrated dishwasher.

Sitting Room: 3.19m x 4.26m Carpet flooring, feature fire place.

Utility Room: 1.66m x 2.07m Tiled flooring, plumbed for washing machine, door to rear garden.

Landing: 7.86m x 1.94m Carpet flooring, views over 'The Avenue.'

Bedroom 1: 4.63m x 4.26m Original timber flooring, feature fire place, views over 'The Avenue.'

Bedroom 2: 4.57m x 4.25m Original timber flooring, feature fire place.

Bedroom 3: 3.19m x 4.25m Original timber flooring, feature fire place, feature fire place, views over 'The Avenue.'

Bedroom 4: 3.12m x 4.26m Original timber flooring, feature fire place, dual aspect.

Bathroom: 1.66m x 3.54m Timber flooring, W.C., W.H.B., corner bath, electric shower, heated towel rail.

Hotpress:



BER DETAILS: EXEMPT

FEATURES AND SERVICES:

Built 1890

Property Extends To: 183 m²

All Mains Services

Oil Fired Central Heating

Original Sash Windows & Flooring

Coving

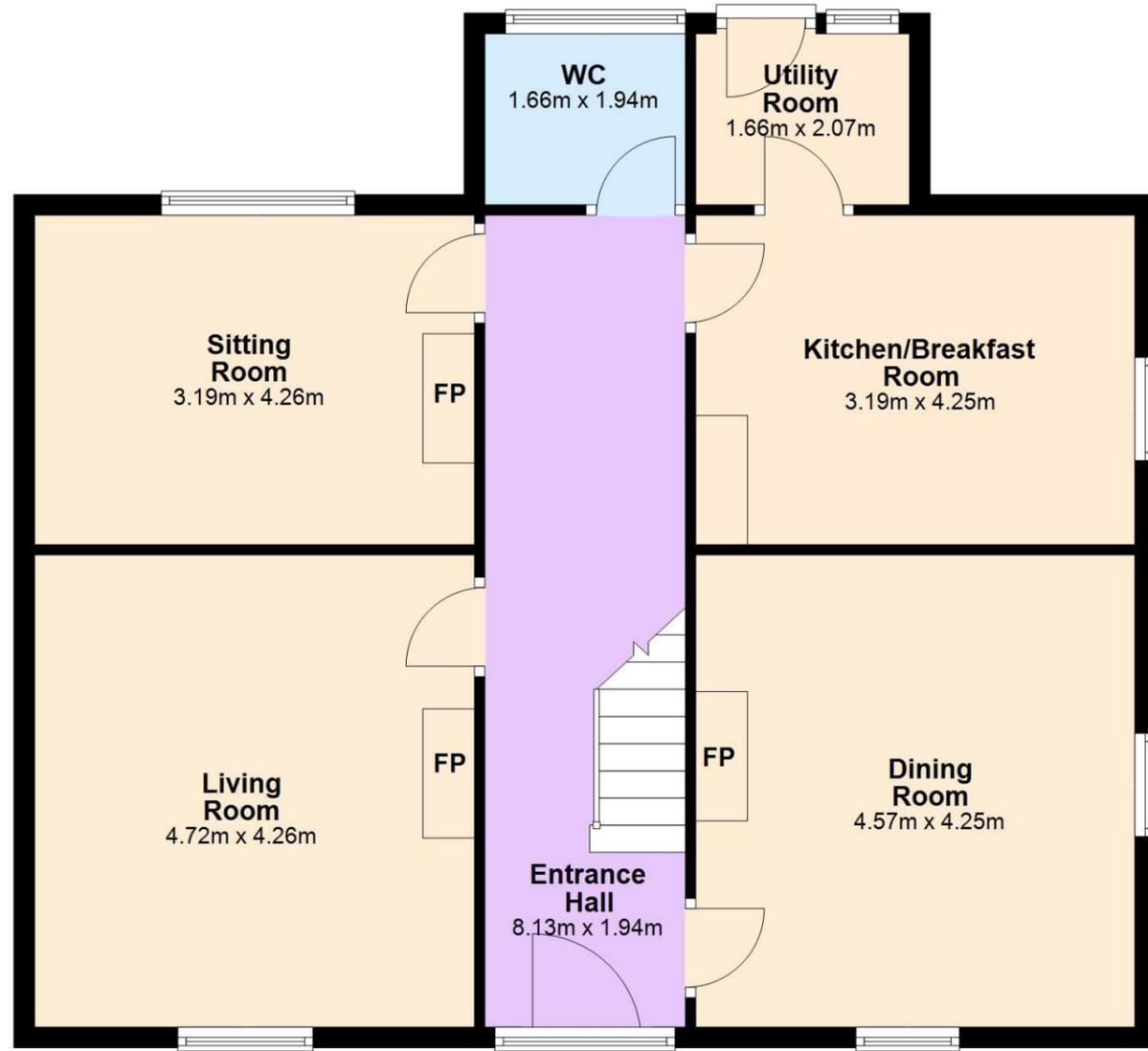
Abundance Of Natural Light

Private Parking

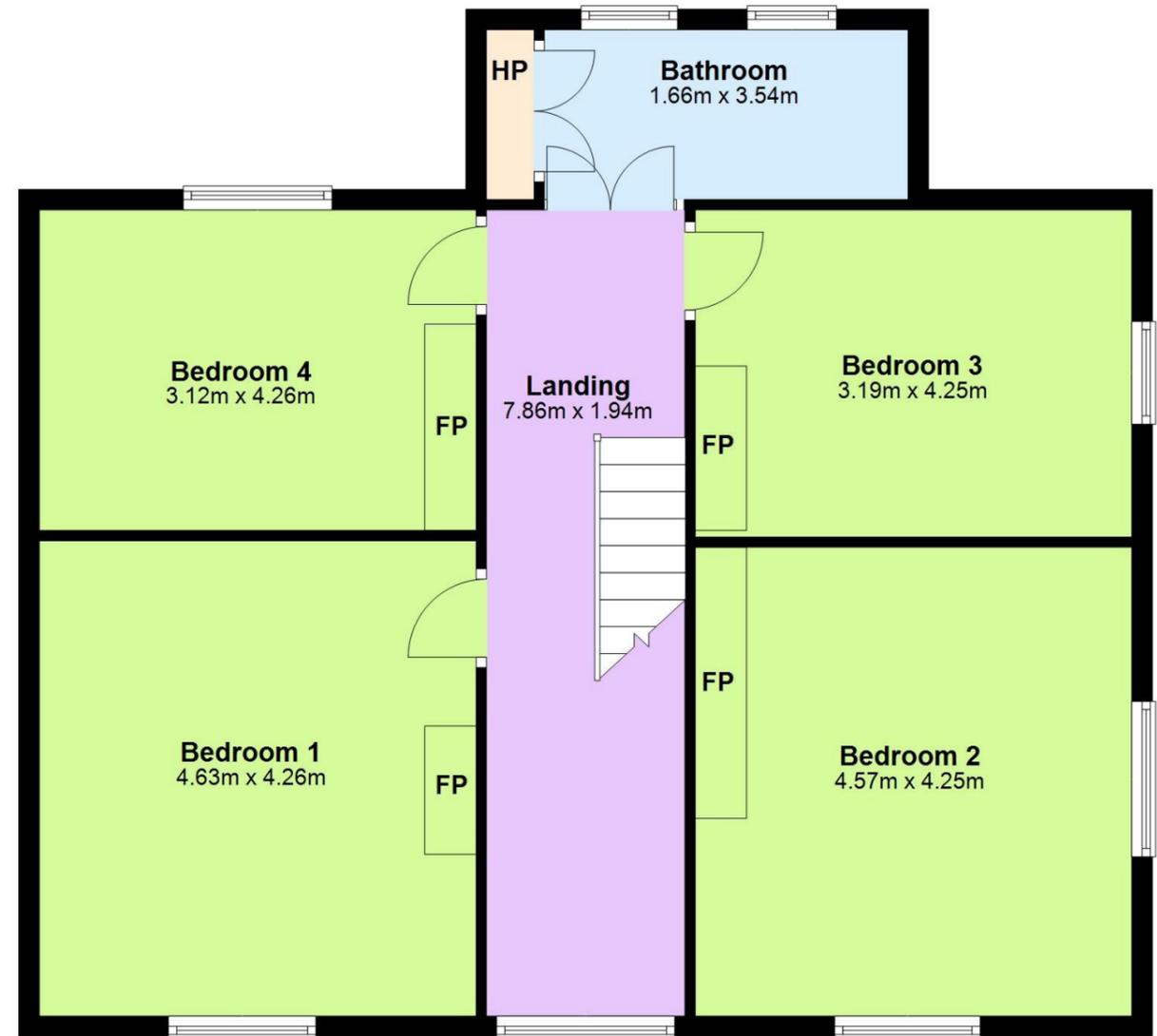




Ground Floor



First Floor



Total area: approx. 182.8 sq. metres

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



Legal: Audrey Kennedy, Black & Kennedy Solicitors, The Diamond, Malahide, Co. Dublin. Tel: 01 845 0538

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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

