

Ref: 8728

17 MILLBROOK, GOREY, CO. WEXFORD Y25 FA47



BER C2

QUINN PROPERTY

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Well-Appointed Four Bedroom Detached Residence In A Most Desirable Location For Sale by Private Treaty



LOCATION & DESCRIPTION:

This four bedroom two-storey residence enjoys a prime location just five minutes from Gorey's Main street. Gorey town offers an exceptional choice of amenities, including an excellent choice of school's ranging from primary, secondary, post leaving, adult education, educate together and a Gaelscoil. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beach, golf courses, swimming and leisure center's. Wexford is a 30 minute drive, Enniscorthy a 20-minute drive while Dublin is a comfortable commute of approximately one hour

This exceptional family home is presented in excellent condition throughout benefiting from bright, airy and generously proportioned interior. It offers bright, light-filled accommodation together with many attractive features. Offering four bedrooms in total, including a principal bedroom complete with an en-suite. Occupying a substantial corner site, the residence enjoys an enviable position within this sought-after-development. A Cobblelock driveway provides off-street parking to the front of the house.



Accommodation is as follows:

Entrance Hallway	4.24m x 1.86m	Tiled flooring, stairs to first floor.
Bedroom 4 / Shower Room:	4.01m x 2.89m	Linoleum flooring, newly fitted electric shower.
Cloakroom		Shelving.
WC	1.46m x 0.84m	Tiled flooring, W.C., W.H.B.
Kitchen/Dining	2.98m x 8.45m	Tiled flooring, fitted waist high and eye level units, electric cooker, extractor fan, tiled splashback, sliding doors to rear garden.
Utility Room	1.57m x 2.19m	Tiled flooring, fitted waist high and eye level units, door to rear garden.
Sitting Room:	4.84m x 3.64m	Laminate flooring, blacksmith stove with back boiler, double doors to dining room.
Landing	6.25m x 1.75m	Carpet flooring.
Bathroom	3.01m x 2.41m	Tiled flooring, W.C., W.H.B., bath, Electric Shower.
Walk-in Hotpress		Timber flooring, abundance of shelving.
Principal Bedroom	4.20m x 3.67m	Carpet flooring, fitted wardrobes.
En-Suite	3.03m x 2.14m	Tiled flooring, W.C., W.H.B., electric shower.
Bedroom 2	4.01m x 2.89m	Carpet flooring .
Bedroom 3	3.21m x 2.89m	Carpet flooring, fitted wardrobe.





OUTSIDE:

This property boasts beautifully maintained grounds which are beautifully maintained, featuring a landscaped rear garden, designed for both relaxation and entertaining. An attractive block-built garage/boiler house complements the outdoor space, while several well positioned patio areas provide ideal spots for entertaining. The garden is enhanced by a selection of mature trees and shrubs, creating a charming yet low-maintenance environment. Additional features include dual side access and an outdoor tap. Altogether, the garden offers a peaceful, private setting for enjoying everyday life and entertaining.

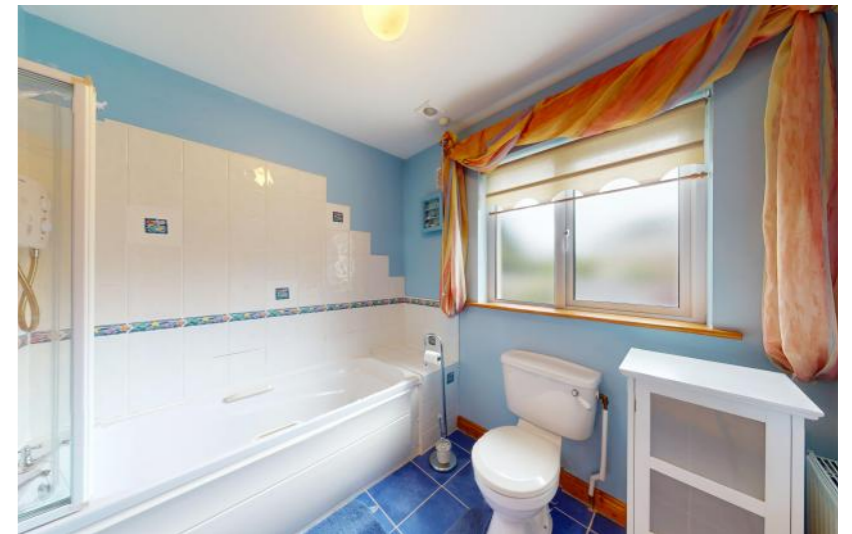


SERVICES AND FEATURES:

Mains services
Oil Fired Central Heating
Property Extends To: C. 125m²
Built: 2000

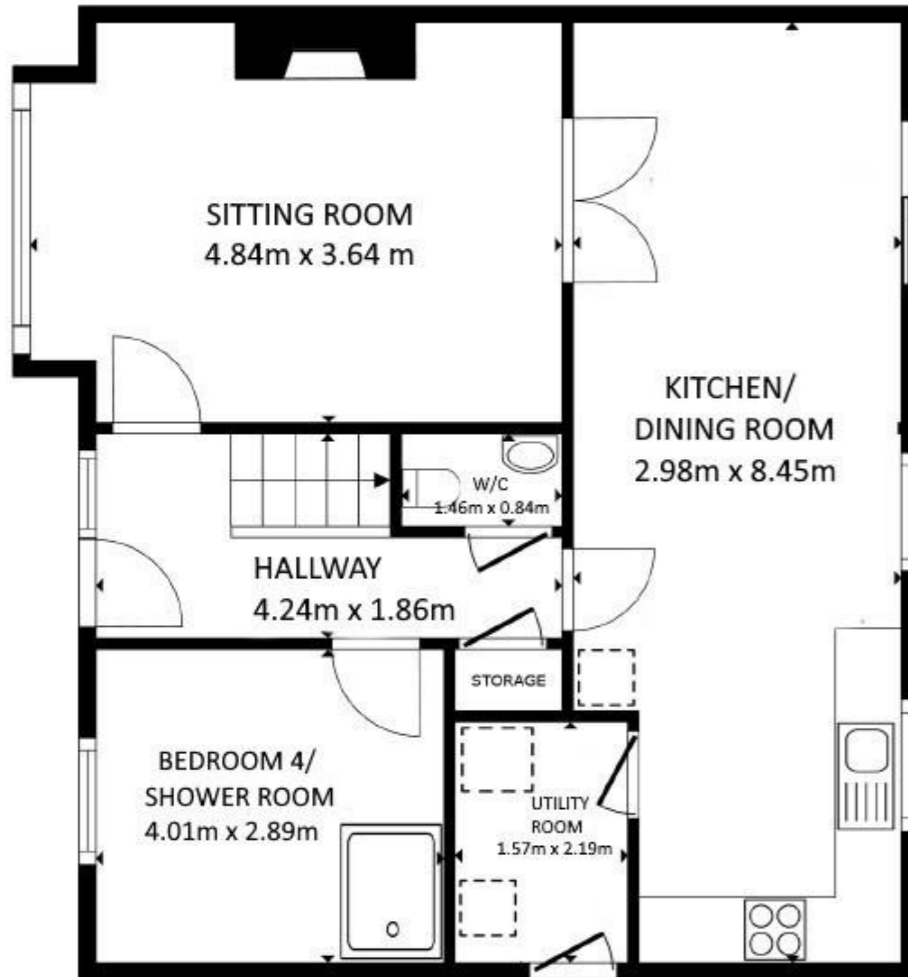
BER DETAILS:

BER: C2
BER No. 110233418
Energy Performance Indicator: 185.75kWh/m²/yr

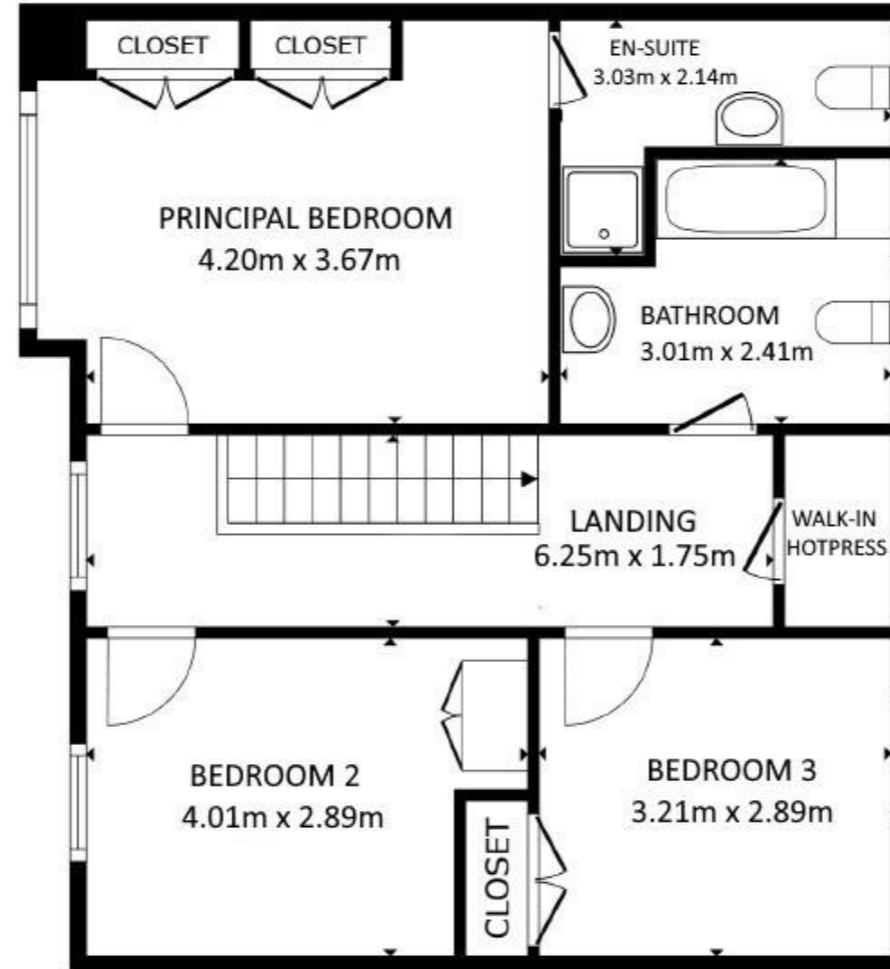


A Prime Residential Location in a Mature Development With Easy Access to Gorey Town

A.M.V. €400,000



GROUND FLOOR



FIRST FLOOR



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