

Ref: 8693

NO. 3 WESTHILL PARK, GOREY, CO. WEXFORD Y25 VK18



BER D1

QUINN PROPERTY

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Centrally Located Three Bedroom Bungalow With Adjoining Garage And Private Garden For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this superb three-bedroom detached bungalow to the market. Ideally located within the well-established and highly regarded estate of Westhill Park, this property occupies an elevated site and enjoys attractive views across the town and surrounding countryside.

Perfectly positioned on the edge of Gorey, this property enjoys a prime location close to a wealth of schools, restaurants, shops, cafés, pubs and award-winning hotels, along with an excellent range of leisure amenities including beautiful sandy beaches, golf courses, and modern swimming and leisure centers. Dublin is easily accessible, with an approximate commute time of one hour, and excellent transport links are available including Wexford Bus, Bus Éireann services and Gorey Train Station.

This property is well laid out and comprises of an entrance hall, sitting room, kitchen, dining room, bathroom and three bedrooms, with the added benefit of an adjoining garage, which can be easily converted to expand the living accommodation of the property, subject to the relevant planning permission.



Entrance Hall:	3.2m x 7.8m	Laminate flooring.
Living Room:	3.5m x 4.2m	Laminate flooring, open fire with stove.
Dining Room:	2.9m x 3.3m	Laminate flooring with double doors to decking.
Kitchen / Breakfast Room:	3.3m x 3.9m	Tiled flooring, fitted units, tiled splash back, back door to decking.
Bathroom:	1.9m x 3.3m	Fully tiled, shower, bath, W.C., W.H.B.
Bedroom 1:	3.0m x 3.4m	Laminate flooring.
Bedroom 2:	2.6m x 3.0m	Laminate flooring.
Bedroom 3:	2.4m x 3.3m	Laminate flooring.
Utility Room:	1.2m x 3.1m	Door to rear garden.
Garage:	3.1m x 5.3m.	Door to driveway.





OUTSIDE:

Outside, the property features a sun deck that opens onto a large mature rear garden, ideal for outdoor relaxation. To the front of the property is a neatly maintained garden, bordered by a mature hedgerow for added privacy. A concrete driveway provides off-street parking, together with a wraparound concrete pathway for convenient access around the home.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Built: 1976
Property Extends: 91 m²
Adjoining Garage
Large Garden



BER DETAILS:

BER: D1
BER No.: 119063592
Energy Performance Indicator: 245.14 kWh/m²/yr



Superb Three Bedroom Bungalow With Spacious Gardens In An Excellent Location

A.M.V. €250,000

Ground Floor



Total area: approx. 91.1 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.