

NO. 26 MEADOW GATE, GOREY, CO. WEXFORD Y25 E2D3



Ref: 8864

BER B2

QUINN PROPERTY

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Exceptional Two Bedroom Home In A Highly Desirable Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this superb two bedroom residence to market. Situated in one of Gorey's most sought-after estates, this property enjoys a prime location close to a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. This property is also ideally situated close to an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. Gorey serves as an excellent commuter hub, with multiple bus routes and a train station providing regular and reliable transport links. Wexford is a 30-minute drive, Enniscorthy a 20-minute drive while Dublin is a comfortable commute of approximately one hour.

This property offers a spacious layout with a bright entrance hall, living room with door to rear garden, kitchen and W.C. on the ground floor, along with two bedrooms, one ensuite and bathroom on the first floor. A notable feature of No. 26 is its 3.6KW solar panel system, comprising of eight 450W panels over 2 roof pitches. The solar panels reflect this homes impressive B2 BER rating, highlighting the high level of energy efficiency, ensuring both cost savings and environmental benefits.

This residence also benefits from a well maintained rear garden, convenient off street parking as well as ample visitor parking within the estate.

Accommodation is bright and airy, extends to 73m² and comprises as follows:



Entrance Hall:	4.5m x 1.94m	Tiled flooring, stairs to first floor.
Kitchen:	3.6m x 2.2m	Tiled flooring, fitted units at waist and eye level, electric cooker, extractor fan, tiled splashback, washing machine.
Living Room:	4.7m x 4.2m	Laminate flooring, feature fire place with open fire, sliding doors to rear garden.
W.C.:	1.5m x 0.78m	Tiled flooring, W.C., W.H.B.
Landing:	2.0m x 1.2m	Carpet flooring.
Bedroom 1:	3.6m x 3.4m	Laminate flooring, fitted wardrobes.
Ensuite:	2.1m x 1.6m	Tiled flooring, W.C., W.H.B., electric shower.
Bedroom 2:	2.8m x 4.2m	Laminate flooring, fitted wardrobes.
Bathroom:	2.0m x 2.0m	Tiled flooring, W.C., W.H.B., bath with tile surround.
Hotpress:		Carpet flooring, built-in shelving.





OUTSIDE:

The residence is approached via a tarmacadamed driveway providing convenient off street parking. The west-facing rear garden enjoys abundant sunlight and is attractively presented with a low-maintenance design. It features a spacious, fully gravelled area, providing excellent flexibility for a variety of outdoor uses. Fully enclosed by a recently installed timber fencing with concrete posts allows for a high degree of privacy and a safe space for children or pets. The rear garden also features a large garden shed and a planted border which adds a touch of greenery and potential for further landscaping. This well-proportioned outdoor space is ideal for relaxing and entertaining.



SERVICES AND FEATURES:

- All Mains Services
- Oil Fired Central Heating
- Property Extends To: C. 73m²
- Built: 2004
- New PV Solar Panels
- Alarm



BER DETAILS:

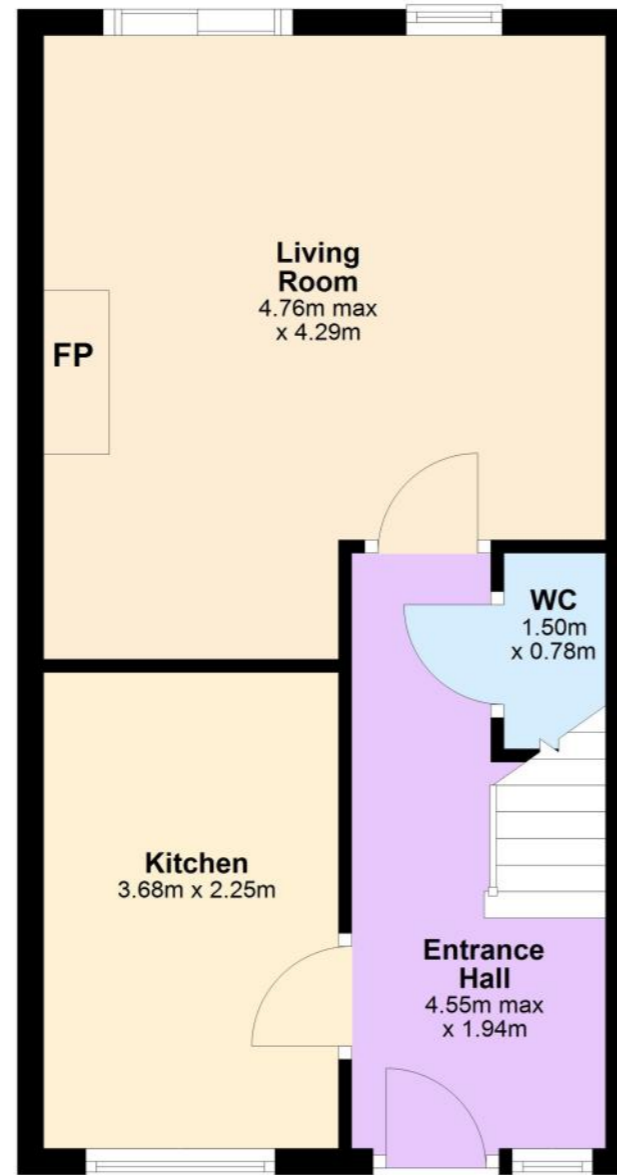
- BER: B2
- BER No.: 104283627
- Energy Performance Indicator: 122.78kWh/m²/yr



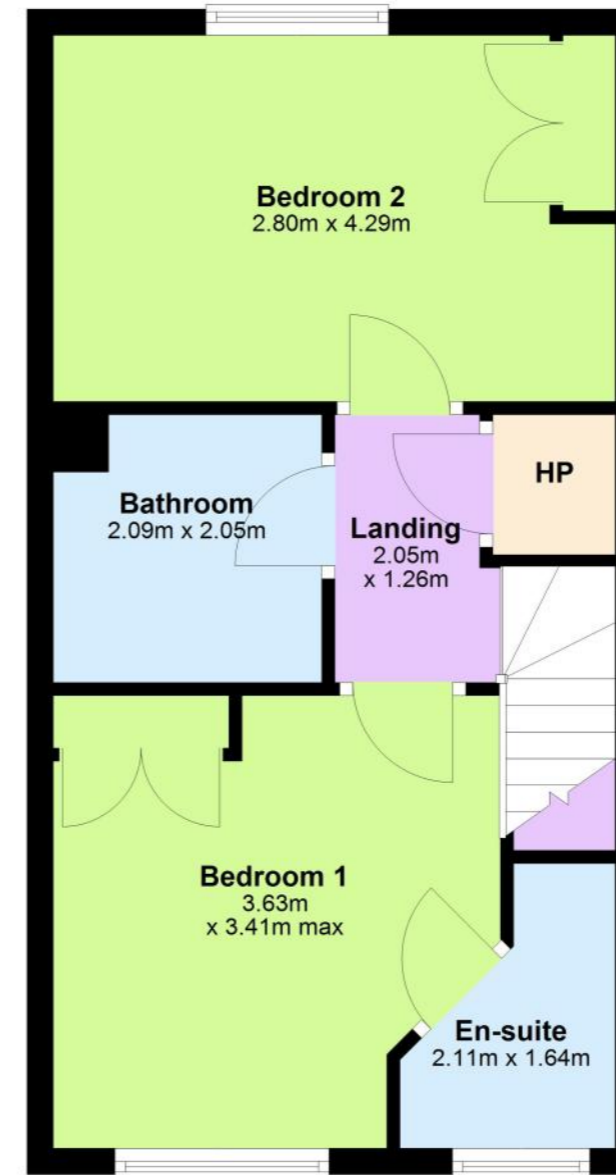
A Warm And Welcoming Two Bedroom Residence Just A Short Stroll From The Heart Of Gorey Town

A.M.V. €265,000

Ground Floor



First Floor



Total area: approx. 73.2 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.