

Ref: P3687

BER C3



NO 133 HAZELWOOD, GOREY, CO. WEXFORD Y25 VW35

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# EXCEPTIONAL 3 BEDROOM DORMER STYLE RESIDENCE, WALKING DISTANCE OF GOREY TOWN

For Sale By Private Treaty



## LOCATION:

No. 133 is located in a quiet cul-de-sac within 'Hazelwood' development. The property is walking distance of Gorey town. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning Hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour. The Ashdown Park Hotel is located adjacent to 'Hazelwood' while 'Aldi' supermarket is across from the development. Located a mere 4 minute drive away is the M11, making Dublin less than one hours' commute.



## DESCRIPTION:

Built c. 20 years ago, this cleverly designed property is brought to the market in excellent condition throughout and is flooded with natural light. The bright and spacious kitchen/living area located to the back of the property give a wonderful sense of space which is brightened up by the south facing back garden. The house is of block construction and extends to c. 120m<sup>2</sup>. Accommodation comprises of:

Entrance Hall:	6.0m x 1.2m	Tiled floor, under stairs storage
Sitting Room:	4.3m x 3.4m	Laminate floor, solid fuel stove
Bedroom 3:	4.0m x 2.7m	Laminate floor
Bathroom:	2.7m x 1.7m	Bath, shower over bath, tiled bath surround, w.h.b., w.c.
Kitchen & Dining/Living Room:	4.8m x 3.1m	Tiled floor & splash back, electric hob & oven, dishwasher, fitted eye & waist level units, laminate floor in dining area with sliding door to rear
Utility Room:	1.8m x 1.4m	Tiled floor, fridge, washing machine, tumble dryer, door to side
Landing:	3.2m x 1.8m	Carpet
Bedroom 1:	4.9m x 4.3m	Laminate floor, fitted wardrobe
Ensuite:	2.1m x 1.5m	Electric shower, w.c., w.h.b., Marley floor, skylight
Bedroom 2:	4.9m x 3.2m	Laminate floor, fitted wardrobe, double skylights





#### OUTSIDE:

This property has a beautiful, low maintenance, south facing, enclosed back garden with patio area making it ideal for alfresco dining. Both side entrances are gated and a steel garden shed sits nicely to the side of the garden, discreetly hiding the oil tank. There are no properties backing onto the property making it a private and peaceful haven. To the front of the property is a tarmac driveway along with stone flowerbed containing mature shrubbery.



#### SERVICES AND FEATURES:

Oil Fired Central Heating  
All Mains Services  
Double Glazing  
Located In A Quiet Cul-de-Sac  
Walking Distance Of Gorey Town  
Enclosed South Facing Back Garden With Mature Shrubs  
Property Extends To: c. 120m<sup>2</sup>  
Built: c. 2000

#### BER DETAILS:

BER C3

BER No. 108424219

Energy Performance Indicator: 220.78 kWh/m<sup>2</sup>/yr

#### DIRECTIONS:

From Gorey Main Street, proceed down Esmonde Street. Take the first exit off the roundabout. Proceed past Aldi on the left hand side and turn right into 'Hazelwood'. Continue through 'Hazelwood' taking the 4th right turn. No. 133 is on the right hand side.



***THIS IS A STUNNING STARTER, FAMILY OR RETIREMENT HOME & VIEWING IS HIGHLY RECOMMENDED***

***VIEWING BY APPOINTMENT ONLY***

**A.M.V. €230,000**

# QUINN PROPERTY

www.quinnproperty.ie

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

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



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26 Main Street, Gorey, Co. Wexford Y25DP60

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