

Ref: P3568

BER C2



NO. 12 SPRINGDALE, CLONATTIN VILLAGE, GOREY, CO. WEXFORD Y25 Y8W8

QUINN PROPERTY

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3 BEDROOM APARTMENT IN A CONVENIENT AND SOUGHT AFTER LOCATION

For Sale By Private Treaty



LOCATION: Clonattin Village combines the charm of country town life with easy accessibility to Dublin and Wexford. 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. The town offers a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities. It is within 8km of endless sandy beaches and golf courses to include Courtown Golf and Ballymoney Golf Club along with swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive and Dublin is a comfortable commute of under one hour.



DESCRIPTION: No. 12 Springdale is brought to the market in great condition. The property is filled with natural light throughout due to the large double windows in all rooms. The kitchen and dining area are very spacious and bright as the area is open plan from the front of the property to the back. Steps from the dining area lead you through double doors onto a large balcony, perfect for alfresco dining. The first floor of the property consists of a master bedroom with ensuite to the front of the property with the remaining two bedrooms situated to the back of the property.

Accommodation comprises of:

Entrance Hall:	4.1m x 2.0m	Laminate floor, under stairs storage, stairwell
Kitchen/Dining Room:	9.0m x 5.5m	Fitted eye & waist level units, washing machine, electric hob & oven, extractor fan, tiled splashback, laminate floor, double doors to balcony
W.c.:	2.0m x 1.1m	Marley flooring, w.h.b., w.c.
Landing:	3.6m x 2.5m	Carpet, hot-press
Master Bedroom:	4.4m x 3.2m	Fitted wardrobes, laminate flooring
Ensuite:	2.2m x 1.4m	W.h.b., w.c., shower, marley flooring
Bedroom 2:	2.9m x 2.9m	Fitted wardrobe, laminate floor
Bedroom 3:	2.5m x 3.0m	Laminate floor
Bathroom:	1.7m x 2.4m	Marley floor, bath, w.c., w.h.b., tiled bath surround





OUTSIDE:

A large balcony lies to the back of the property off the dining area. Railed steps are used to access the apartment which is on the first floor of the building.

SERVICES AND FEATURES:

Electric Storage Heating
Double Glazing
Playground In Development
All Mains Services
Property Extends To: 98.87m²
Built: 2008

BER DETAILS:

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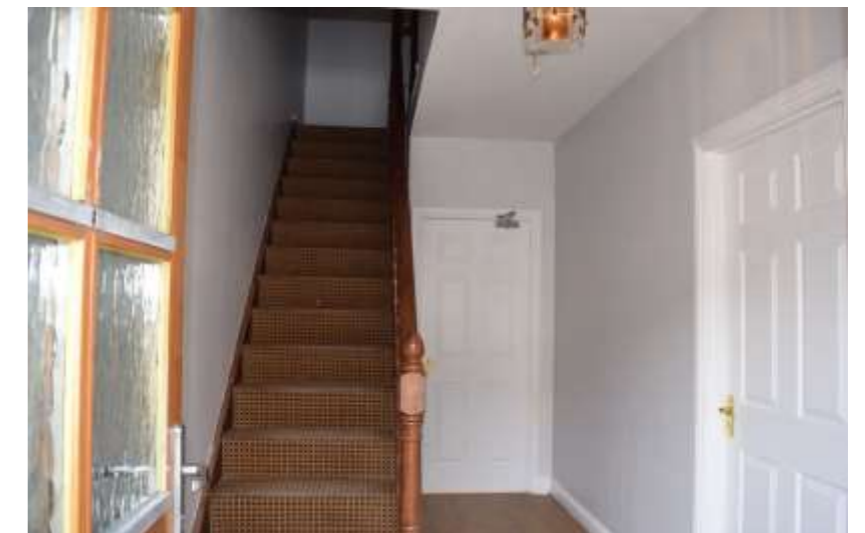
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Energy Performance Indicator: 179.63 kWh/m²/yr

DIRECTIONS:

From Gorey, take the Clonattin Road. After 'Hillcrest Drive' on the right take the next right into 'Clonattin Village'. Proceed past '1-2-3 Academy' pre-school on the left. Springdale is the 5th entrance on the left and No. 12 is on the left hand side with **QUINN PROPERTY** signboard.

A.M.V. €160,000



THIS APARTMENT WOULD MAKE A BEAUTIFUL STARTER OR FAMILY HOME

Viewing By Appointment Only



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