

Ref: P3599

NO.42 CREAGH DEMESNE, GOREY, CO. WEXFORD Y25 DP65



BER C1

QUINN PROPERTY

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DELIGHTFUL 3 BED MID TERRACED RESIDENCE

For Sale By Private Treaty



LOCATION:

Creagh Demesne is a mature development located along the Hollyfort Road, just ½km from Gorey's Main Street and its surrounding amenities. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

No. 42 was constructed in 2006 and extends to 84m². The property is presented in pristine condition throughout having been recently decorated. The property is vacant and is ready for immediate possession.

Accommodation comprises of:



Entrance Hall:	5.0m x 2.0m	Laminate flooring, under stairs w.c. and w.h.b., tiled floor
Sitting room:	5.0m x 3.0m	Open fire, laminate flooring
Kitchen/ Diningroom:	5.0m x 3.5m	Fitted kitchen with waist and eye level units, tiled floor and splash back, dishwasher, electric cooker, washing machine, fridge freezer, extractor fan, sliding door to rear garden.



1st Floor landing:	3.3m x 1.8m	Carpet, hotpress
Bedroom 1:	4.0m x 2.8m	Carpet
Ensuite:	2.8m x 1.0m	Shower , w.c., w.h.b.
Bedroom 2:	3.0m x 2.7m	Carpet
Bedroom 3:	3.5m x 2.2m	Carpet
Bathroom:	2.5m x 1.8m	Bath, w.c., w.h.b.



OUTSIDE:

The property is approached via a cobble lock driveway/ parking area with an enclosed south facing lawn. There are maintained gardens to the rear with decking and a garden shed.

SERVICES AND FEATURES:

Oil Fired Central Heating
All Mains Services
Double Glazing Windows Throughout
Property Extends To: 83.64m²
Built: 2006

BER DETAILS:

BER C1
BER No. 111450508
Energy Performance Indicator: 167.09kWh/m²/yr



DIRECTIONS:

From Gorey Main Street turn onto Johns Street and proceed for 1/2km. Creagh Demesne is located on our left hand side. Enter the estate and take the turn to your left, continue along this road, take the next left and No. 42 is on your left hand side with a **QUINN** Property signboard.



No. 42 Would Make An Ideal Family Home Or A Great Investment Property

A.M.V. €180,000

QUINN PROPERTY

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The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

