

Ref: P4943

NO. 30 OAK HILL, GOREY, CO. WEXFORD Y25 K7F8



BER **A2**

QUINN PROPERTY

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SUPERB 'A' RATED, 4 BEDROOM RESIDENCE IN A MOST DESIRABLE LOCATION

For Immediate Sale By Private Treaty



LOCATION:

'Oak Hill' is an extremely well located development in walking distance of Tesco Supermarket, Gorey Shopping Centre, Dunne's Stores, schools and Gorey's Main Street. Gorey town offers an excellent choice of schools, restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local amenities such as endless sandy beaches and golf courses to include Courtown Golf and Ballymoney Golf Club. There are excellent daily commuter services with Bus Eireann and the local train station which is about 15 minutes walk from the property in sale. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while access to the M11 is a only a five minute drive, leaving Dublin a comfortable commute of one hour.

DESCRIPTION:

This contemporary style residence was constructed in 2017 and has a super efficient energy rating of A2. The modern front façade has a balcony with stainless steel and glass railings. Accommodation is bright and spacious throughout with additional features including a shaker style kitchen, gas insert stove and custom made wardrobes in the bedrooms. The house has an air-to-water heating system with underfloor heating on the ground floor and radiators on the first floor. It will appeal to many due to its proximity to all amenities and is ready for immediate occupation. Accommodation is as follows:



Entrance Hall:	5.0m x 2.9m	Ceramic Tiles, under stairs storage, closet, stairs to first floor
W.C.	1.5m x 1.5m	Tiled floor, w.c., w.h.b.
Living Room:	6.2m x 3.6m	Carpet, bay window, gas insert stove, double doors to.....
Kitchen/Diner:	6.4m x 5.4m	Ceramic tiled floor, Shaker Style fitted kitchen with waist & eye level units, integrated fridge freezer, dishwasher, electric hob, electric oven, extractor fan, tiled splash back, double doors to rear garden
Utility Room:	2.0m x 1.5m	Tiled floor, plumbed for washing machine
Landing:	3.1m x 1.2m	Carpet, shelved closet
Bedroom 1:	5.5m x 3.5m	Balcony, fitted wardrobes, fitted units, carpet
Ensuite:	2.6m x 1.0m	Tiled, shower, w.c., w.h.b.
Bedroom 2:	3.9m x 3.5m	Carpet, fitted wardrobes



Bedroom 3: 3.1m x 2.7m Carpet, fitted wardrobes

Bedroom 4: 4.2m x 2.0m Carpet, fitted wardrobes

Bathroom: 2.2m x 2.0m Tiled, bath, shower over bath, w.c., w.h.b.

OUTSIDE:

Tarmacadam driveway to the front with private parking, side entrance to large rear garden with block built boundary wall, garden shed.



SERVICES AND FEATURES:

All Mains Services

Air To Water Heating System

'A' Rated

Triple Glazed Windows & Doors

Wired For Alarm

Property Extends To: 144.88 m²

Built: 2017



BER DETAILS:

BER: A2

BER No. 110539327

Energy Performance Indicator: 49.91 kWh/m²/yr



Early Viewing Is A Must For This Property - Viewing By Appointment Only

A.M.V. €375,000

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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34 Main Street, Carnew, Co. Wicklow Y14XW25

