

For Sale

Asking Price: €400,000



Greenmount,
Ballingen,
Tara Hill,
Gorey, Co Wexford,
Y25C827



sherryfitz.ie



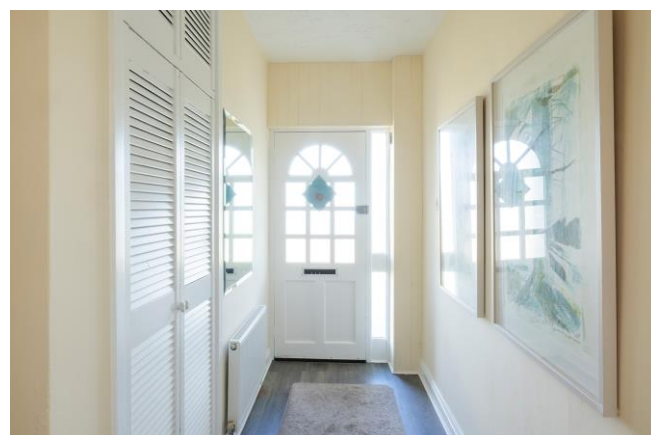
Greenmount is an attractive four-bedroom bungalow with a detached garage, ideally located just 5km from Gorey town centre and only five minutes from the M11. This impressive home offers all the modern conveniences required for contemporary living and sits on approximately 0.32 acres of well-maintained grounds.

Extending to approximately 138 sqm., the accommodation is thoughtfully laid out and comprises an entrance hallway, spacious living room, home office, open-plan kitchen/dining area, utility, guest W.C., four bedrooms and a family bathroom.

Outside, the property is accessed via a concrete driveway providing ample parking, while the detached fully wired garage offers extra secure parking or additional storage space.

Set in a private and tranquil setting, Greenmount is surrounded by mature trees and hedging. The south-facing rear garden features a beautiful patio area, perfect for outdoor dining, barbecues and summer entertaining. The shaded end of the back garden is an ideal place to hang your hammock among the plum and apple trees. The property also enjoys picturesque views of Tara Hill to the rear and on approach, with equally impressive views of Croghan Mountain from the front.

A superb family home offering the perfect blend of comfort, privacy, and convenience in a highly desirable location.



Accommodation

Entrance Hall 1.4m x 3.8m (4'7" x 12'6"): laminate timber flooring.

Office 3.9m x 3.8m (12'10" x 12'6"): laminate timer floor and feature fireplace.

Living Room 5.4m x 4.4m (17'9" x 14'5"): laminate timber flooring and feature fireplace.

Kitchen/Dining Area 3.5m x 6.5m (11'6" x 21'4"): fitted units at eye and waist level, laminate timber flooring.

Utility 1.8m x 2.0m (5'11" x 6'7"): tiled flooring.

W.C. 2.5m x 2.0m (8'2" x 6'7"): linoleum flooring, WC, wash hand basin and shower.

Hallway 7.8m x 0.9m (25'7" x 2'11"): laminate timber flooring.

Master Bedroom 4.0m x 3.0m (13'1" x 9'10"): carpet flooring.

Bedroom 2 2.6m x 3.8m (8'6" x 12'6"): carpet flooring.

Bedroom 3 3.2m x 2.8m (10'6" x 9'2"): carpet flooring.

Bedroom 4 2.7m x 2.8m (8'10" x 9'2"): carpet flooring.

Bathroom 1.7m x 3.0m (5'7" x 9'10"): WC, wash hand basin, shower, fully tiled and towel rail.





Special Features & Services

- Four-bedroom dwelling approx. 1485 sq ft.
- Convenient location less than 5km from Gorey & 5 mins from M11.
- Private countryside setting.
- Stunning views – Tara Hill!
- Private parking.
- Detached fully wired Garage.
- Oil fired central heating.
- Mature private garden – a real suntrap!
- Condenser boiler and dual heating installed 2024.
- Raised bed Kitchen garden with established herbs and room for growing own produce.
- External wrapped insulation.





Directions
Y25 C827





TOTAL: 138 m²
 1st floor: 138 m²
 EXCLUDED AREAS: WALLS: 9 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

Sherry FitzGerald O'Leary Kinsella
 Tara View, Esmonde Street, Gorey,
 Co Wexford
 T: 053 9430088
 E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
 PSRA Registration No. 001510