

For Sale

Asking Price: €750,000

**Sherry
FitzGerald**
O'Leary Kinsella



Cuerna,
Clones Middle,
Castletown,
Co. Wexford,
Y25FN80



sherryfitz.ie



Sherry Fitzgerald are delighted to introduce this superb, large four-bedroom coastal property to the market. Extending to 202.4sqm this generously proportioned property with exceptional sea views, offers the purchasers the opportunity to create a wonderful family home on the beach. This well-maintained property benefits from a large sunny rear garden and decking that opens directly on to Clones Strand, with impressive, landscaped garden, tarmac driveway and generous parking to the front.

Upon entering the property one is welcomed by breath taking sea views which are visible from almost every room in the house straight ahead is a spacious sitting room with sliding doors opening on to the decking, garden. To the right of the large hallway is a modern fully fitted kitchen and adjoining dining room with uninterrupted views of the sea. The dining room also opens onto the sunny decking. There are three bedrooms, two with ensuite, a study, a utility and a family bathroom on the ground floor. One ensuite bedroom and the adjacent study also have full sea views. Rising to the first floor, you will find an impressive master suite with spectacular views looking out over the Irish sea, a walk-in wardrobe and ensuite.

This is a unique property and truly one of the special features is the direct beach access and views of the Ahare river gently meandering into the sea.

Viewing is highly recommended to really showcase what this property has to offer.



Accommodation

GROUND FLOOR

Entrance Porch 2.11m x 2.50m (6'11" x 8'2").

Entrance Hallway 6.98m x 4.32m (22'11" x 14'2"): at widest point.

Living Room 6.19m x 3.90m (20'4" x 12'10"): at widest point, sliding doors to rear decking and double doors to dining room.

Dining Room 4.96m x 4.50m (16'3" x 14'9"): sliding doors to rear decking.

Kitchen 3.04m x 3.02m (10' x 9'11"): tiled backsplash and fitted kitchen units.

Bedroom 1 4.98m x 3.18m (16'4" x 10'5").

Ensuite 1.90m x 3.00m (6'3" x 9'10"): tiled flooring and walls, shower, WC and wash hand basin.

Study/Office 5.15m x 3.36m (16'11" x 11'): sliding doors to rear decking and vaulted ceiling.

Bedroom 2 2.83m x 3.94m (9'3" x 12'11"): at widest point..

Bathroom 2.75m x 2.47m (9' x 8'1"): tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 3 2.71m x 3.02m (8'11" x 9'11"): walk through wardrobe.

Ensuite 1.56m x 1.98m (5'1" x 6'6"):

Utility Room 2.50m x 2.17m (8'2" x 7'1"): tiled flooring, plumbed for washing machine and dryer.

FIRST FLOOR

Landing 0.97m x 2.59m (3'2" x 8'6"): at widest point, carpet flooring.

Master Bedroom 4 4.78m x 7.06m (15'8" x 23'2"): at widest point..

Walk-in wardrobe 1.90m x 2.00m (6'3" x 6'7"): at widest point.

Ensuite 2.06m x 2.08m (6'9" x 6'10"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Four bedroom dwelling 2,179 sqft approx.
- Amazing beachside location.
- Spectacular sea views.
- Easy access of Gorey town and J21 and J22 on M11 motorway.
- Direct beach access from back garden.
- C. 45 minutes from M50.
- Approx. ten minutes drive from Gorey town.







Directions
Y25FN80

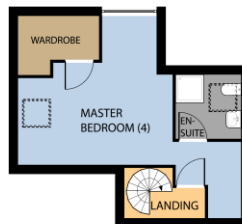




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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CONTACT

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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.

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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.
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