

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



Stoney Path,
Killowen,
Castletown,
Gorey
Co. Wexford, Y14 V276

BER B



sherryfitz.ie



Nestled in the tranquil surrounds of Castletown, 'Stoney Path' offers a peaceful coastal escape just a short stroll from the picturesque Kilmichael Point and its beautiful sandy strand. This superbly presented three-bedroom detached residence combines comfort, style, and convenience, making it an ideal holiday home, coastal retreat, or starter residence.

Standing on c0.4 acres and extending to 101 sq.m., approx., accommodation briefly comprises three well-appointed bedrooms with the master ensuite, family bathroom, living room, a spacious kitchen/dining area that opens seamlessly onto a screened porch, perfect for outdoor dining and entertaining. Thoughtfully designed, the property enjoys all the modern comforts and amenities associated with a larger home, while maintaining an easy-to-manage footprint.

Approached via a gravel driveway with ample parking for several vehicles, the property enjoys generous outdoor space. To the rear, an extensive lawn is framed by mature hedging and trees, creating a wonderful sense of privacy, tranquility, and seclusion.

The location is truly exceptional. Stunning coastal scenery, unspoilt beaches, and scenic walks are all within easy walking distance, offering the very best of seaside living. Castletown Village is close at hand and provides a range of everyday amenities, while the thriving towns of Gorey and Arklow are just a short drive away. Excellent connectivity is assured with convenient access to the M11 motorway.

Combining an enviable coastal setting with modern comforts and excellent accessibility, 'Stoney Path' is sure to appeal to purchasers seeking an outstanding holiday getaway, a permanent coastal residence, or a stylish first home.



Accommodation

Entrance Hall 1.5m x 2.1m (4'11" x 6'11"): Wood flooring.

Hallway 3.2m x 6.8m (10'6" x 22'4"): at widest point, wood flooring.

Living Room 4.1m x 2.8m (13'5" x 9'2"): wood flooring.

Kitchen / Dining Room 4.6m x 9.3m (15'1" x 30'6"): tiled flooring and bespoke kitchen.

Utility 1.7m x 3.m (5'7" x 9'10"):

Master Bedroom 3.7m x 4.4m (12'2" x 14'5"): at widest point, wood flooring and built-in wardrobes.

Ensuite 3.1m x 1.9m (10'2" x 6'3"): tiled flooring and walls, bath, shower, w.c. and wash hand basin.

Bedroom 2 2.6m x 3.8m (8'6" x 12'6"): at widest point, wood flooring and built-in wardrobes.

Bedroom 3 2.8m x 3.9m (9'2" x 12'10"): at widest point, wood flooring and built-in wardrobes.

Bathroom 2.4m x 1.7m (7'10" x 5'7"): tiled flooring and walls, shower, w.c. and wash hand basin.

Screened Porch 3.8m x 6.0m (12'6" x 19'8"):

First Floor

Attic Space 6.4m x 4.9m (21' x 16'1"): at widest point, carpet flooring.





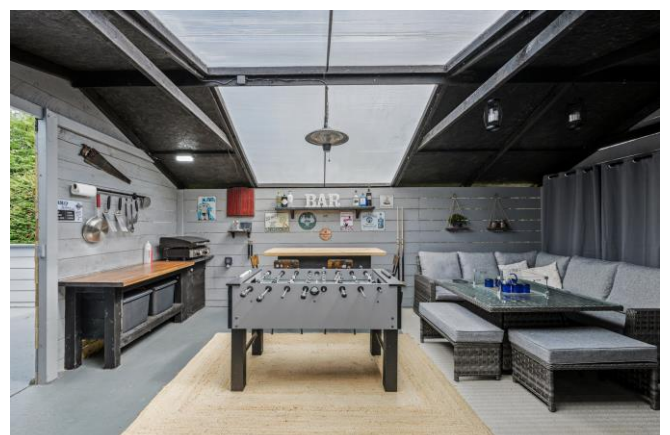
Special Features & Services

- Three bed bungalow measuring 101sq. m (1,087 sq. ft) approx.
- Private and secluded mature site.
- Superb location within walking distance of Kilmichael Point and Strand.
- Walk in condition.
- Stunning coastal setting.
- Electric gates.





Directions
Y14 V276





TOTAL: 101 m2

1st floor: 99 m2, 2nd floor: 2 m2

EXCLUDED AREAS: SCREENED PORCH: 23 m2, UTILITY: 6 m2, UNDEFINED: 20 m2,
LOW CEILING: 25 m2, OPEN TO BELOW: 1 m2, WALLS: 13 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