

For Sale

Asking Price: €700,000

**Sherry
FitzGerald**
O'Leary Kinsella



The Swallows,
Raheenagurren West,
Gorey,
Co. Wexford
Y25N722

BER C2

sherryfitz.ie



"The Swallows" is a charming country dwelling with equestrian facilities, just off the Courtown to Gorey Road and is a truly magnificent residence of enormous character with stables and sheds standing on approx. 4.26 hectares (10.52 acres)

This appealing detached family residence extends to 2,573 sqft approx. and is well presented throughout. This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The split level accommodation, briefly comprises of the master bedroom with ensuite, sitting room, boot room, shower room and steps up to a further three bedrooms on the ground floor, on the lower ground floor there comprise a kitchen/dining room, family room, guest WC and utility, the top floor comprise of a family bathroom and a large hotpress/storeroom.

Outside, there is a gravel driveway with ample parking, a lawn to the front and the south facing rear garden with mature hedging surrounding the site. The stable yard, located to the rear of the property, features a concrete surface and offers ample parking space. The barn currently houses three stables. Adjacent to the stable is a sand arena and paddock.

Gorey town is approximately 3km from The Swallows, a vibrant town often referred to as the gateway to the sunny southeast. It features a lively town centre offering a wide array of amenities, including shops, boutiques, restaurants, and traditional Irish pubs. The town is also well-served by excellent schools and a variety of sports clubs, such as GAA, rugby, soccer, tennis, and golf. Gorey is also known for its thriving arts and culture scene, with the Gorey Little Theatre hosting a diverse range of theatrical performances and music events throughout the year. The property is also within easy reach of top golf courses in Courtown and Ballymoney. The seaside village of Courtown is approx 3.5km away, while access to M11 motorway is less than 2km, giving easy access to commuting options.

Viewing is highly recommended and would make a great family home.



Accommodation

GROUND FLOOR

Entrance Porch 1.07m x 2.33m (3'6" x 7'8"): tiled flooring.

Entrance Hallway 5.87m x 5.67m (19'3" x 18'7"): at widest point, carpet flooring.

Sitting Room 5.78m x 9.00m (19' x 29'6"): at widest point, solid wood flooring, feature bay window, feature open fireplace and double doors to side garden.

Boot Room 1.72m x 2.19m (5'8" x 7'2"): carpet flooring.

Guest W.C 1.72m x 1.57m (5'8" x 5'2"): tiled flooring and walls, shower, WC and wash hand basin.

Master Bedroom 3 6.20m x 5.85m (20'4" x 19'2"): at widest point, carpet flooring and feature bay window.

Ensuite 1.67m x 2.14m (5'6" x 7'): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 1 5.00m x 3.07m (16'5" x 10'1"): at widest point, carpet flooring and built-in wardrobes.

Office 4.56m x 2.51m (15' x 8'3"): at widest point, carpet flooring.

Bedroom 2 5.00m x 3.68m (16'5" x 12'1"): at widest point, built-in wardrobes.

SECOND FLOOR

Landing 2.72m x 2.22m (8'11" x 7'3"): at widest point, carpet flooring.

Bathroom 2.71m x 1.61m (8'11" x 5'3"): linoleum flooring, tiled walls, bath, WC and wash hand basin.

LOWER GROUND FLOOR

Landing 2.82m x 2.24m (9'3" x 7'4"): at widest point, carpet flooring.

Sitting Room 5.56m x 3.60m (18'3" x 11'10"): laminate wood flooring, feature fireplace with solid fuel stove and double doors to covered patio.

Kitchen/Dining 4.36m x 6.17m (14'4" x 20'3"): tiled flooring and backsplash, fitted kitchen units with matching island and breakfast bar, electric oven, electric hob and dishwasher.

Utility Room 3.00m x 5.03m (9'10" x 16'6"): at widest point, tiled flooring and backsplash, fitted kitchen storage, units plumbed for washing machine and dryer.

WC 1.39m x 0.87m (4'7" x 2'10"): tiled flooring and WC.





Special Features & Services

- Detached dwelling 2573sqft
- Beautiful countryside setting
- Private garden and grounds with ample entertaining and relaxation areas
- Privately located on approx. 4.26 hectares (10.52 acres) of superb lands
- Stable yard with easy access to all facilities
- Sand arena

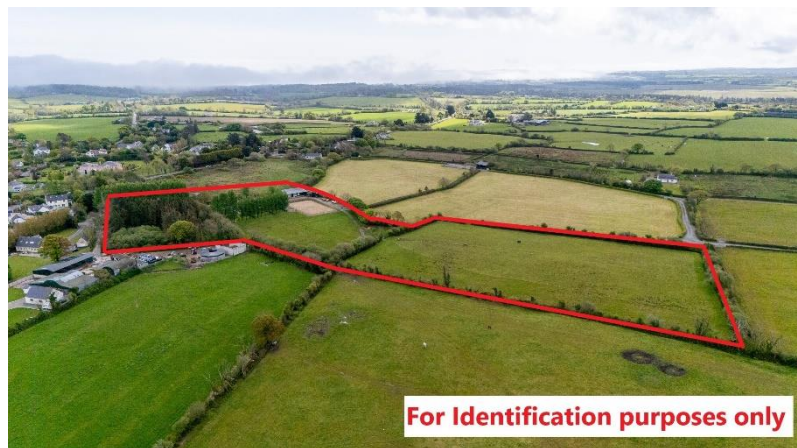






Directions
Y25N722





GROUND FLOOR



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 misstatement. 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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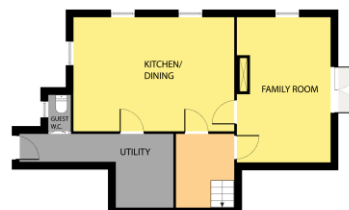
GROUND FLOOR

FIRST FLOOR



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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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