

For Sale

Asking Price: €450,000



For Identification Purposes only

Kilmurray,
Gorey,
Co. Wexford,
Y25 FE40

BER EXEMPT

sherryfitz.ie



Exceptional Country Residence Opportunity on 1.57 Hectares (3.88 Acres). Set amidst the rolling countryside of North Wexford, this substantial unfinished residence at Kilmurray presents a rare opportunity to create a truly outstanding family home in one of the region's most scenic rural settings.

Extending to approximately 310 sqm., the property has been thoughtfully designed to maximise space, natural light, and the spectacular panoramic views that surround the site. Positioned on an elevated 1.57-hectare (3.88-acre) holding, the residence enjoys uninterrupted vistas across the picturesque Wexford countryside, offering privacy, tranquility, and endless potential.

The unfinished status allows purchasers the freedom to complete and personalise the home to their own specification and style, creating a bespoke residence tailored to modern family living.

The property combines the charm of countryside living with the convenience of nearby amenities, schools, beaches, and transport links available in the thriving town of Gorey.

This is an ideal opportunity for discerning buyers seeking a premium rural home project with exceptional scale, privacy, and views in a highly desirable location.



Accommodation

GROUND FLOOR

Entrance hallway 2.92m x 2.34m (9'7" x 7'8"): at widest point

Kitchen/Dining 8.89m x 5.00m (29'2" x 16'5"): at widest point

Sitting room 6.27m x 7.23m (20'7" x 23'9"): at widest point

Playroom 4.80m x 5.00m (15'9" x 16'5"): at widest point

Utility Room 2.67m x 4.28m (8'9" x 14'1"):

Office/Study 2.67m x 4.00m (8'9" x 13'1"):

Bathroom 2.67m x 3.00m (8'9" x 9'10"):

Bedroom 1 3.97m x 4.60m (13' x 15'1"):

Wardrobe 2.30m x 1.69m (7'7" x 5'7"):

Bedroom 2 5.03m x 4.20m (16'6" x 13'9"): at widest point

Master Bedroom 3 6.36m x 4.26m (20'10" x 14'): at widest point

Ensuite 1.80m x 3.57m (5'11" x 11'9"):

Wardrobe 2.40m x 2.95m (7'10" x 9'8"):

Guest WC 1.30m x 3.23m (4'3" x 10'7"): at widest point

FIRST FLOOR

Landing 2.30m x 4.87m (7'7" x 16'): at widest point

Bedroom 4 5.00m x 4.26m (16'5" x 14'):





Special Features & Services

- Approx. 310 sq.m. unfinished detached residence
- Generous 1.57-hectare / 3.88-acre site
- Stunning elevated position with breathtaking scenic views
- Exceptional opportunity to customise interior finishes and layout
- Spacious proportions ideal for modern family living
- Peaceful rural location while remaining accessible to Gorey town.
- Grant of Planning 20220759



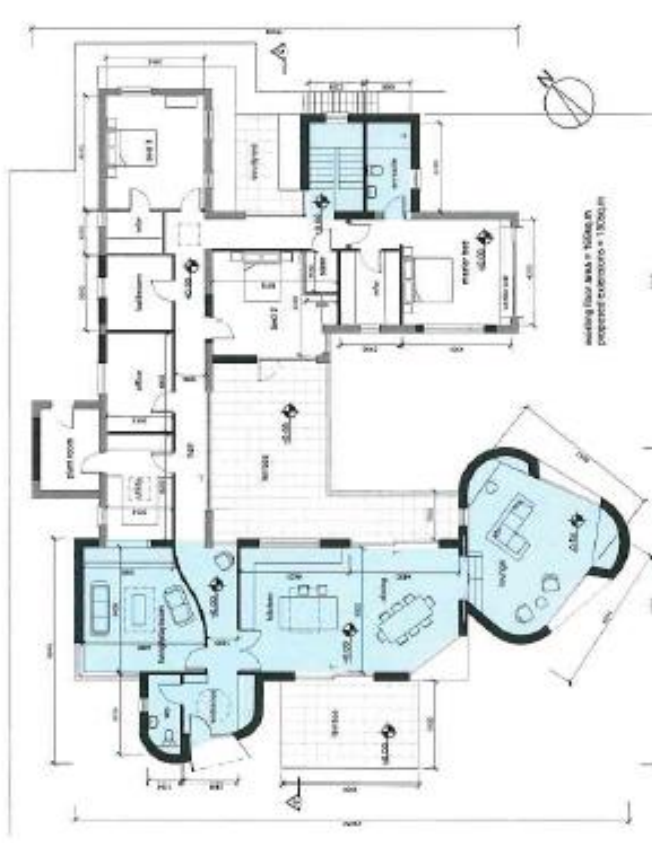


Directions
Y25FE40





1 Lower Ground Floor Plan - proposed
Scale 1:100



2 Upper Ground Floor Plan - proposed
Scale 1:100



3 Section C-C - proposed
Scale 1:100

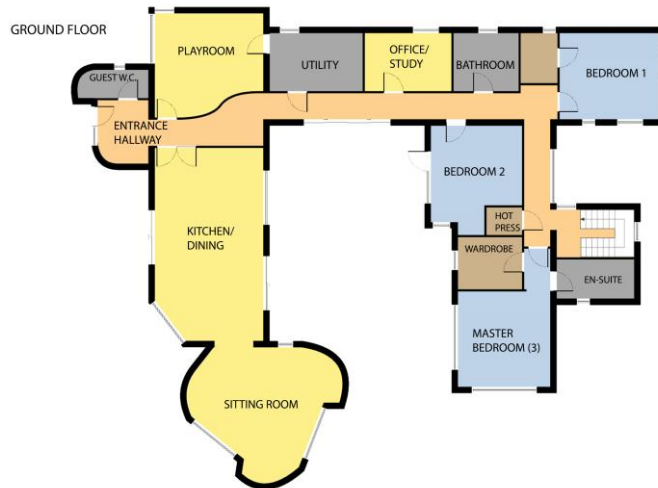
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Developed Design

House remodel & expansion
Northridge, Orange, Co. Westside, US CA 91324

Plans, Sections / Proposed

DATE	NO.	SCALE
10/2018	1000	A2.1



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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LOWER GROUND 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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