

# For Sale

Asking Price: €750,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Linnanagh,  
Kilanerin,  
Gorey,  
Co. Wexford  
Y25 XW86

**BER** B2

[sherryfitz.ie](http://sherryfitz.ie)



Linnanagh is an exceptional two-storey four-bedroom home with large attic space set on approximately 2.84 acres, complete with a detached garage, in a peaceful countryside setting on the outskirts of Kilanerin village and just 10 minutes from Gorey town. Presented in impeccable walk-in condition, this impressive residence is surrounded by mature trees, creating a wonderfully private and tranquil atmosphere, while being located only 1.2km from the village, where a range of local amenities including a shop, church, school and pub are all within easy reach.

The spacious accommodation briefly comprises a welcoming entrance hallway, a large living room with feature inset stove fireplace, a separate sitting room, a bright kitchen/dining area, utility room and guest WC on the ground floor. Upstairs, there are four generously proportioned double bedrooms, two of which benefit from ensuite bathrooms and walk-in wardrobes, together with a stylish family bathroom. The converted attic also offers the added benefit of two very useful and versatile areas.

This is a rare opportunity to acquire a superb family residence in an idyllic, private and secluded setting. Approached via its own sweeping driveway and framed by mature trees and landscaped grounds, the property enjoys the perfect balance of rural charm and convenience, while remaining just minutes from Kilanerin village, Gorey town and the M11 motorway.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.74m x 3.18m (18'10" x 10'5"): at widest point

**Kitchen/Dining** 9.88m x 4.46m (32'5" x 14'8"): at widest point

**Sitting room** 4.44m x 4.42m (14'7" x 14'6"):

**Living Room** 8.38m x 4.80m (27'6" x 15'9"):

**Guest WC** 2.53m x 1.78m (8'4" x 5'10"):

**Utility Room** 2.53m x 1.78m (8'4" x 5'10"):

**Bootroom** 2.53m x 1.35m (8'4" x 4'5"):

### FIRST FLOOR

**Landing** 6.05m x 3.30m (19'10" x 10'10"):

**Bedroom 1** 3.55m x 4.58m (11'8" x 15'):

**Bathroom** 2.23m x 3.30m (7'4" x 10'10"):

**Bedroom 2** 4.04m x 4.23m (13'3" x 13'11"):

**Bedroom 3** 3.62m x 4.58m (11'11" x 15'):

**Walk-in wardrobe** 1.92m x 2.18m (6'4" x 7'2"):

**Ensuite** 1.92m x 2.31m (6'4" x 7'7"):

**Master Bedroom 4** 4.24m x 4.23m (13'11" x 13'11"):

**Walk-in wardrobe** 2.20m x 1.99m (7'3" x 6'6"):

**Ensuite** 2.25m x 1.99m (7'5" x 6'6"):

### SECOND FLOOR

**Attic Room 1** 5.08m x 2.93m (16'8" x 9'7"):

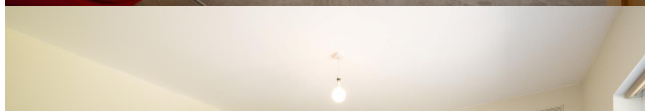
**Attic Room 2** 5.08m x 5.97m (16'8" x 19'7"):





### Special Features & Services

- Exceptional four-bedroom detached family residence c. 248.12 sqm / c.2,671 sq.ft.
- Set on approximately 2.84 acres
- Surrounded by mature trees offering excellent privacy
- Peaceful and secluded countryside setting
- Detached garage.
- Presented in superb walk-in condition
- Only 1.2km from Kilanerin village amenities
- Just 10 minutes from Gorey town
- Convenient access to the M11 motorway







Directions  
Y25XW86



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*Garage  
Photos*



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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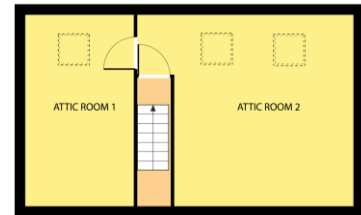
FIRST FLOOR



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SECOND 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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