

# For Sale

Asking Price: €550,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Boleany,  
Courtown,  
Co. Wexford  
Y25 VY11

**BER** C1

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



Bolaney is a detached five-bedroom family residence standing on mature gardens in a wonderful rural setting only 10mins from Gorey town.

Extending to 2,444 sq ft approx., this very fine property is waiting for the new owners to make it their own. The airy hallway sets the tone for this spacious property, off which lies the light filled sitting room with feature fireplace creating a cosy and relaxing atmosphere. The beautiful kitchen/dining room opens to the sunroom/living room with a feature fireplace and double doors to the rear garden. The first of five bedrooms, utility, storeroom and a guest WC complete the accommodation on the ground floor. On the first floor are four double bedrooms with the master enjoying it's own ensuite and walk-in wardrobe and a family bathroom.

Outside there are wonderful mature, landscaped grounds. To the front of the property is a tarmac driveway and parking area, while to the rear of the property is a patio area and a versatile detached garage.

Viewing is highly recommended to experience this idyllic lifestyle. With the beach only a short distance away, this perfect location and property is sure to strike a chord with families looking to find a beautiful coastal home with all amenities on your doorstep.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.47m x 5.48m (14'8" x 18'): at widest point, tiled flooring.

**Kitchen/Dining** 7.72m x 4.03m (25'4" x 13'3"): **Kitchen:** tiled flooring and backsplash, fitted kitchen units with matching island and breakfast bar, electric double oven, integrated microwave, electric hob, integrated dishwasher and double doors to sunroom.

**Dining:** solid wood flooring.

**Living Room/Sunroom** 4.97m x 4.00m (16'4" x 13'1"): solid wood flooring, feature fireplace with solid fuel stove, vaulted ceiling with exposed ceiling beams and double doors to rear garden.

**Utility Room** 2.27m x 1.80m (7'5" x 5'11"): tiled flooring, plumbed for washing machine and dryer.

**Store Room:** 2.93m x 2.16m (9'-7" x 7'-1") at its widest point.

**Guest WC** 1.10m x 3.00m (3'7" x 9'10"): tiled flooring and walls, shower, WC and wash hand basin.

**Sitting Room** 5.01m x 6.91m (16'5" x 22'8"): at widest point, laminate wood flooring and feature open fireplace.

**Bedroom 1** 2.89m x 3.44m (9'6" x 11'3"): laminate wood flooring.

### FIRST FLOOR

**Landing** 3.43m x 6.00m (11'3" x 19'8"): at widest point, carpet flooring.

**Bedroom 2** 3.60m x 2.87m (11'10" x 9'5"): at widest point, laminate wood flooring.

**Bedroom 3** 4.01m x 2.87m (13'2" x 9'5"): at widest point, laminate wood flooring and built-in wardrobes.

**Bathroom** 2.72m x 2.27m (8'11" x 7'5"): tiled flooring and walls, bath, WC and wash hand basin.

**Bedroom 4** 4.06m x 2.97m (13'4" x 9'9"): at widest point, laminate wood flooring.

**Master Bedroom 5** 6.27m x 5.23m (20'7" x 17'2"): at widest point, carpet flooring, and walk-in wardrobe.

**Ensuite** 2.04m x 2.08m (6'8" x 6'10"): tiled flooring and walls, shower, WC, wash hand basin and bidet.





#### Special Features & Services

- Spacious accommodation extending to 2444sq ft approx. on circa 0.79 acres.
- Beautiful mature garden.
- Beautiful countryside setting.
- Detached garage.







Directions  
Y25VY11



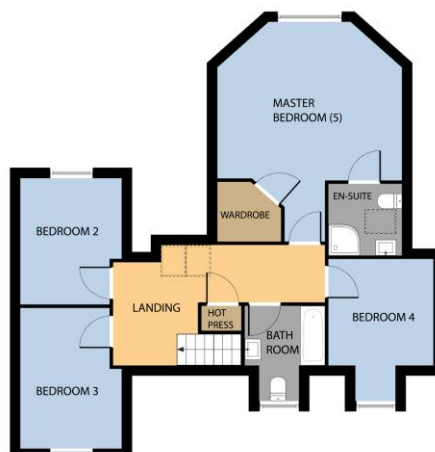
GROUND FLOOR



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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## 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.

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

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