

# For Sale

Asking Price: €575,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



1 Sruth an Mhuilinn,  
Clough,  
Gorey,  
Co. Wexford  
Y25 N7N3

**BER** A1

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



Welcome to No. 1 Sruth an Mhuilinn — a stunning new build home located in the charming village of Clough, Co. Wexford conveniently located approx. 5km from Gorey town and minutes from the M11, giving easy access to commuting options. This beautifully designed 4-bedroom property extends to a generous 191.1 sq m (approx. 2,057 sq ft) and offers a modern layout perfect for growing families or those looking to upsize.

Set within a peaceful development, this home is a blank canvas, ready for you to make your own. The property boasts a thoughtfully designed layout with bright, spacious living areas, ideal for both relaxing and entertaining. Large windows and a south-facing rear garden ensure natural light floods the space throughout the day.



The accommodation includes four generously sized bedrooms, including a master suite. The home has been built to a high standard, with quality finishes throughout and energy efficiency in mind. The layout offers excellent flow and functionality, with plenty of storage and well-proportioned rooms throughout.

The property benefits from a supremely convenient location close to Gorey and the M11 which will make this an ideal commuter location. The educational facilities in the area are second to none with an excellent choice of primary and secondary schools. Likewise shopping facilities are well catered for with Enniscorthy, Gorey and Wexford all within easy reach. Viewing is a must to really discover and enjoy all this property has to offer. Whether you're a first-time buyer, relocating, or looking for a modern countryside retreat, this property offers space, comfort, and flexibility in a superb location. Early viewing is highly recommended to appreciate all that this home has to offer.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.79m x 2.20m (19' x 7'3"): at widest point, laminate wood flooring.

**Sitting Room** 4.44m x 3.75m (14'7" x 12'4"): laminate wood flooring.

**Kitchen/Dining/Living** 4.00m x 10.90m (13'1" x 35'9"): tile flooring, double doors to rear garden, vaulted ceiling, and recessed lighting.

**Utility Room** 3.00m x 3.75m (9'10" x 12'4"): tiled flooring.

**Guest WC** 1.50m x 3.75m (4'11" x 12'4"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 1** 3.84m x 3.75m (12'7" x 12'4"): laminate wood flooring.

### FIRST FLOOR

**Landing** 5.84m x 2.20m (19'2" x 7'3"): at widest point, laminate wood flooring.

**Bedroom 2** 4.00m x 3.75m (13'1" x 12'4"): laminate wood flooring.

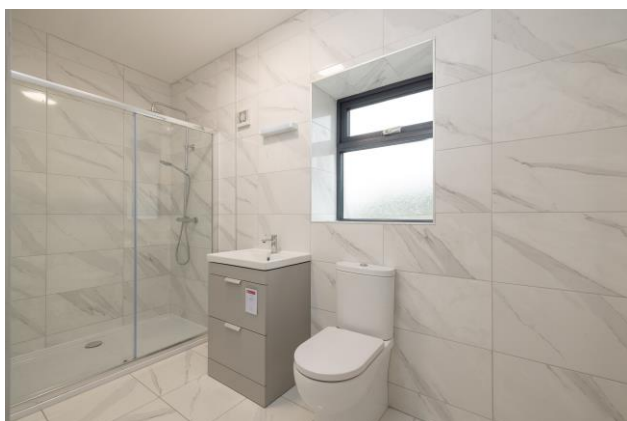
**Bedroom 3** 4.44m x 3.75m (14'7" x 12'4"): laminate wood flooring.

**Master Bedroom 4** 4.44m x 3.75m (14'7" x 12'4"): laminate wood flooring.

**Walk-in wardrobe** 2.40m x 2.80m (7'10" x 9'2"): laminate wood flooring.

**Ensuite** 1.50m x 2.80m (4'11" x 9'2"): tiled flooring and walls, shower, WC and wash hand basin.

**Bathroom** 2.62m x 3.15m (8'7" x 10'4"): fully tiled with bath, shower, WC and wash hand basin.





#### Special Features & Services

- Spacious 4-bedroom home with 191.1 sq m of living space and a superb modern layout.
- South-facing rear garden providing all-day sunlight and ideal outdoor space.
- High-quality new build in a peaceful development, only 3.5km to the M11.
- Bright and versatile accommodation.
- Air to Water heating system.
- Solar panels
- A-Rated.

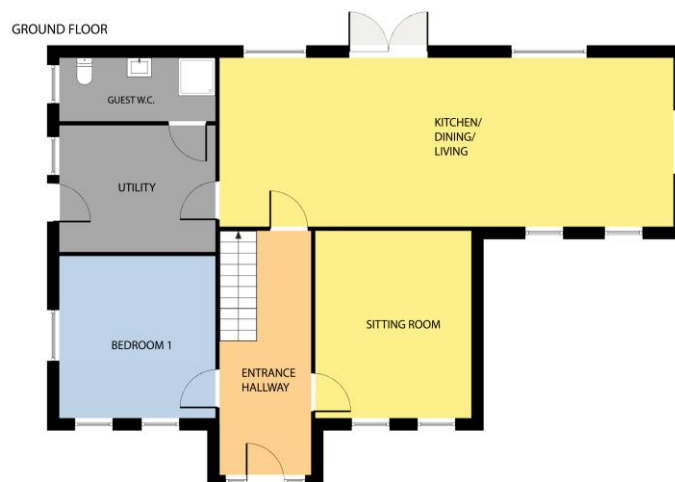






Directions  
Y25N7N3





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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