

# For Sale

Asking Price: €450,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Inish House,  
Knockgreany,  
Coolgreany,  
Co. Wexford,  
Y25 F407

**BER** C2

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



Inish House is a truly beautiful four-bedroom property finished to a high specification situate in the heart of Coolgreany village less than 20 minutes from Gorey town centre. This stunning property is in walk-in condition, close to village amenities including shop, school and pubs.

A large, bright entrance hall welcomes you to this home, the open plan kitchen/dining/living room to the right has a beautiful feature fireplace with solid fuel stove, while the kitchen/dining area leads to a sunroom with double doors to the rear garden. There is a utility room and guest WC adjoining the kitchen. Along the corridor are the bathroom and four bedrooms including the master bedroom with ensuite

Outside, the tarmac driveway is in impeccable condition while there is a lawn to the front. A detached garage provides ample storage and a raised rear garden has been beautifully maintained.

The location of this property is ideal, less than 8 minutes to the M11, the M50 and Dublin is approx. an hour away.



## Accommodation

**Entrance Hallway** 5.79m x 1.82m (19' x 6'): tiled flooring.

**Kitchen/Dining/Living room** 9.85m x 3.96m (32'4" x 13'): at widest point, tiled flooring, fitted kitchen units, range cooker, fridge freezer, dishwasher, solid fuel stove, feature bay window and, archway to sunroom.

**Sunroom** 4.07m x 4.46m (13'4" x 14'8"): tiled flooring, vaulted timberclad ceiling and double doors to rear garden.

**Utility Room** 3.05m x 1.67m (10' x 5'6"): tiled flooring, plumbed for washing machine and dryer, and fitted storage units.

**Guest WC** 2.24m x 0.91m (7'4" x 3'): tiled flooring and walls, WC and wash hand basin.

**Bedroom 1** 3.35m x 3.81m (11' x 12'6"): laminate wood flooring and built-in wardrobes.

**Bedroom 2** 3.05m x 3.20m (10' x 10'6"): laminate wood flooring and built-in wardrobes.

**Bedroom 3** 3.05m x 3.20m (10' x 10'6"): laminate wood flooring and built-in wardrobes.

**Master Bedroom 4** 3.35m x 5.37m (11' x 17'7"): at widest point, laminate wood flooring and built-in wardrobes.

**Ensuite** 2.90m x 1.88m (9'6" x 6'2"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.

**Bathroom** 3.05m x 1.83m (10' x 6'): tiled flooring and walls, bath, shower, WC and wash hand basin.





### Special Features & Services

- Spacious Accommodation of approximately 1,564sq ft.
- Superb location in Coolgreany village, close the M11 and only 9km to Clone Strand.
- Walk in Condition.
- Walking distance of amenities.
- Electric gates.
- Fully alarmed.
- Dog kennel to the rear.





Directions  
Y25 F407



# 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.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://showcaseimages.ie)



## CONTACT

Sherry FitzGerald O'Leary Kinsella  
Tara View, Esmonde Street, Gorey,  
Co Wexford  
T: 053 9430088  
E: [info@olearykinsella.com](mailto:info@olearykinsella.com)

## 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)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
PSRA Registration No. 001510