

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
O'Leary Kinsella



Courteencurragh,
Gorey,
Co. Wexford
Y25 PN50



sherryfitz.ie



This striking 2 storey home sits at Courteencurragh only 4km from Gorey, Co. Wexford and approx. 5.5km from Courtown is a stunning family home screened from the road and set in an idyllic location combining the benefits of country living with all the amenities of Gorey town closeby.

A bright welcoming entrance hall directs you to a number of family reception rooms while a stunning staircase leads to the bedrooms on the first floor. The sitting room on your left, which boasts a fire surround with inset stove, opens into the kitchen/dining room on the right and south facing sunroom on the left. The large modern kitchen comprises of shaker units. Access the rear garden through glazed French doors from the dining room. A utility off the kitchen leads to a guest W.C. Double doors to a generous dining room could be used as a home office or fifth bedroom.



On the first floor the landing is particularly impressive, while the accommodation provides a master bedroom with newly refurbished fully tiled ensuite. A further 3 good sized bedrooms and family and bathroom with modern vanity units with black contemporary bathroom ware complete the accommodation at this level.

Outside, the property is approached by a sweeping driveway which leads to the front of the house and follows around the back.

Courteencurragh is perfect, a very short distance off of the M11 motorway at Junction 23, little more than two minutes and similarly approximately three / four minutes drive from Gorey town. All this while being just a few kms from numerous sandy beaches to enjoy.



Accommodation

GROUND FLOOR

Entrance Hallway 5.72m x 3.43m (18'9" x 11'3"): at widest point, tiled flooring.

Sitting Room 8.60m x 4.43m (28'3" x 14'6"): solid wood flooring, double doors to rear garden, feature fireplace with inset stove, double doors to sunroom and double doors to kitchen/dining.

Sunroom 3.65m x 4.25m (12' x 13'11"): at widest point, tiled flooring, double doors to rear garden and vaulted timberclad ceiling.

Kitchen/Dining 4.53m x 6.00m (14'10" x 19'8"): tiled flooring and backsplash and fitted kitchen units.

Utility Room 2.93m x 1.80m (9'7" x 5'11"): plumbed for washing machine and dryer.

Guest WC 1.50m x 1.80m (4'11" x 5'11"): tiled flooring, WC and wash hand basin.

Dining Room 3.98m x 4.37m (13'1" x 14'4"): carpet flooring.

FIRST FLOOR

Landing 1.10m x 6.14m (3'7" x 20'2"): at widest point, carpet flooring.

Bedroom 1 3.28m x 4.37m (10'9" x 14'4"): at widest point, carpet flooring.

Bedroom 2 3.72m x 3.97m (12'2" x 13'): carpet flooring.

Bathroom 3.72m x 2.00m (12'2" x 6'7"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 3.72m x 2.90m (12'2" x 9'6"): carpet flooring.

Master Bedroom 4 7.10m x 3.26m (23'4" x 10'8"): at widest point, carpet flooring.

Ensuite 2.08m x 1.75m (6'10" x 5'9"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Pristine condition throughout, beautifully decorated.
- Site approx. 0.84 acres.
- Well-proportioned detached four-bedroom dwelling of approx. 2,317sq.ft.
- Just minutes from the M11.
- Rural setting on the outskirts of Gorey.
- Short drive to the coastline.





Directions
Y25 PN50





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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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

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