

For Sale

Asking Price: €650,000

**Sherry
FitzGerald**
O'Leary Kinsella



"Willowbrook", Tomnahealy,
Gorey, Co. Wexford,
Y25HE30

BER C1



sherryfitz.ie



Willowbrook is a superb large five/six-bedroom property extending to 224.1sqm, and standing on approx. 1-acre situated in an excellent location, nestled neatly at the foot of Tara Hill. This generously proportioned property offers the purchasers the opportunity to create a wonderful family home in this quiet rural setting. The dwelling is in walk in condition and has been beautifully maintained by its current owners.

Upon entering the property, one is welcomed by the large entrance hallway. To the left is a spacious sitting room with feature open fireplace. To the rear is a large modern open plan kitchen/dining/sunroom/living room with utility and the first of five bedrooms. Also on the ground floor are a study or sixth bedroom and a guest WC. On the first floor are four well-proportioned double bedrooms with the two bedrooms enjoying their own ensuite.

Externally, the property is approached by a long tarmac driveway and a lawn to the front and large garden with decked area to the rear garden with mature hedging surrounding the site.

Viewing is highly recommended to really showcase what this property has to offer.



Accommodation

GROUND FLOOR

Entrance Hallway 3.66m x 3.99m (12' x 13'1"): at widest point, tiled flooring.

Sitting Room 5.26m x 4.13m (17'3" x 13'7"): at widest point, solid wood flooring, feature bay window, and feature open marble fireplace.

Kitchen Dining Room 3.37m x 4.73m (11'1" x 15'6"): tiled flooring and backsplash, fitted kitchen units with matching island, range cooker with double electric oven and gas hob, integrated dishwasher and integrated fridge freezer.

Sunroom/ Dining 2.70m x 10.53m (8'10" x 34'7"): tiled flooring, vaulted ceiling and sliding doors to rear patio.

Living Room 3.37m x 3.76m (11'1" x 12'4"): tiled flooring, built-in storage units and feature granite fireplace with solid fuel stove.

Utility Room 3.37m x 3.13m (11'1" x 10'3"): tiled flooring and backsplash, fitted units, washing machine and American style fridge freezer.

Bedroom 1 3.90m x 3.09m (12'10" x 10'2"): laminate wood flooring, built-in wardrobes and sliding door to rear patio.

Ensuite 3.90m x 1.00m (12'10" x 3'3"): tiled flooring and walls, shower, WC and wash hand basin.

Office/Study/Bedroom 6 3.20m x 3.50m (10'6" x 11'6"): vinyl flooring and built-in wardrobes.

Guest WC 1.73m x 1.68m (5'8" x 5'6"): laminate wood flooring, WC and wash hand basin.

FIRST FLOOR

Landing 2.40m x 5.24m (7'10" x 17'2"): at widest point, solid wood flooring and hotpress with storage.

Bedroom 2 3.03m x 4.36m (9'11" x 14'4"): at widest point, solid wood flooring and built-in wardrobes.

Bathroom 2.26m x 2.49m (7'5" x 8'2"): at widest point, tiled flooring, bath, shower, WC and wash hand basin.

Bedroom 3 2.97m x 3.69m (9'9" x 12'1"): at widest point, solid wood flooring and built-in wardrobes.

Bedroom 4 3.61m x 3.49m (11'10" x 11'5"): at widest point, solid wood flooring and built-in wardrobes.

Ensuite 2.52m x 1.89m (8'3" x 6'2"): at widest point, solid wood flooring, tiled shower, WC and wash hand basin.

Master Bedroom 5 4.89m x 4.11m (16'1" x 13'6"): at widest point, solid wood flooring and built-in wardrobes.

Ensuite 2.52m x 2.00m (8'3" x 6'7"): at widest point, tiled flooring and walls, shower, WC, wash hand basin and built-in storage





Special Features & Services

- Five/Six bedroom dwelling 2412 sq ft approx.
- Quiet, Rural, Scenic Setting.
- Exceptional condition
- Superb location close to Kilgorman beach and 4.5km to M11(Junction 22).
- Scenic views.
- Walking distance to Tara Hill school, Church and Castletown GAA Complex and Indoor Sports arena.
- Approx. ten minutes drive to Gorey town.
- Walking distance to coffee shop.
- Septic Tank and Well.
- Oil fired central heating.







Directions
Y25HE30



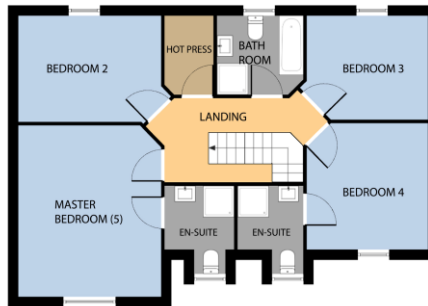
GROUND FLOOR



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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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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