

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballinvalley,
Killenagh,
Gorey, Co. Wexford,
Y25C5V9

BER B2

sherryfitz.ie



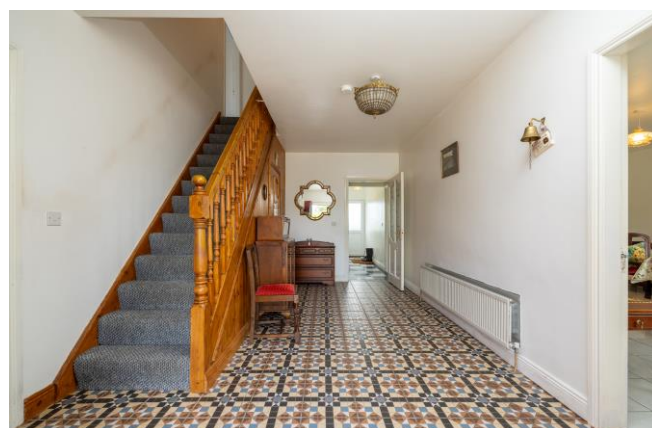
Nestled in the peaceful countryside of Ballinvalley, Kilenagh, this impressive detached five-bedroom family home extends to approximately 245 sq.m. (2,637 sq.ft.) and sits proudly on approximately 2.75 acres of beautifully positioned grounds. Offering generous living accommodation, bright and airy interiors, and a superb rural setting, this outstanding property combines space, comfort and privacy while remaining within easy reach of local amenities.

Designed with modern family living in mind, the property boasts a welcoming entrance hallway leading to a range of spacious reception rooms. The elegant sitting room provides the perfect setting for relaxation, while the expansive open-plan kitchen and dining area forms the heart of the home, ideal for everyday family life and entertaining alike. A stunning sunroom enjoys views over the surrounding countryside and fills the home with natural light.

The ground floor also benefits from a bathroom and a generously sized bedroom, offering excellent flexibility for guests, home working or multi-generational living.

Upstairs, the spacious landing leads to four further bedrooms, including an impressive master suite complete with walk-in-wardrobe and ensuite bathroom. A second bedroom also enjoys ensuite facilities, while a well-appointed family bathroom serves the remaining bedrooms.

Outside, the property occupies approximately 2.75 acres, offering extensive gardens with sheds and ample space for outdoor living, recreation or hobby farming, subject to individual requirements. The mature setting provides excellent privacy together with beautiful views across the surrounding countryside.



Accommodation

GROUND FLOOR

Entrance Hallway 4.58m x 3.00m (15' x 9'10"): at widest point, tiled flooring.

Sitting Room 5.19m x 4.38m (17' x 14'4"): at widest point, wood flooring and feature open fireplace.

Kitchen/Dining 9.54m x 4.33m (31'4" x 14'2"): at widest point, tiled flooring, fitted kitchen units.

Sunroom 6.62m x 4.58m (21'9" x 15'): wood flooring.

Bathroom 3.10m x 2.70m (10'2" x 8'10"): tiled flooring and shower, w.c. and wash hand basin.

Bedroom 1 4.25m x 2.98m (13'11" x 9'9"): wood flooring.

FIRST FLOOR

Landing 3.80m x 7.48m (12'6" x 24'6"): at widest point

Bedroom 2 3.30m x 4.38m (10'10" x 14'4"): carpet flooring.

Bedroom 3 4.40m x 4.38m (14'5" x 14'4"): carpet flooring

Ensuite 2.78m x 1.84m (9'1" x 6'): wood flooring, shower, w.c. and wash hand basin.

Bathroom 2.78m x 2.19m (9'1" x 7'2"): tiled flooring, bath, wc and wash hand basin.

Bedroom 4 3.10m x 4.58m (10'2" x 15'): carpet flooring.

Master Bedroom 5 4.00m x 4.20m (13'1" x 13'9"): carpet flooring.

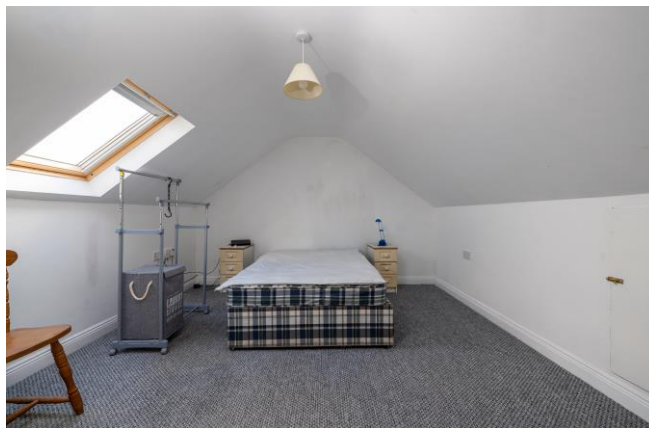
Ensuite 2.78m x 2.09m (9'1" x 6'10"): tiled flooring, bath, wc and wash hand basin.





Special Features & Services

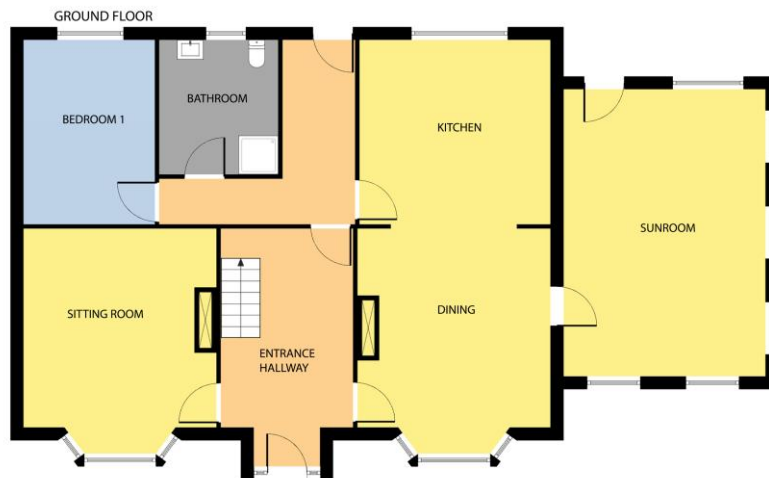
- Spacious detached family residence extending to approximately 245 sq.m. (2,637 sq.ft.).
- Approx. 2.75-acre site.
- Beautiful countryside views.
- Excellent family home with generous accommodation throughout.
- Peaceful rural location within easy access of nearby villages, schools and amenities.
- Large garage.





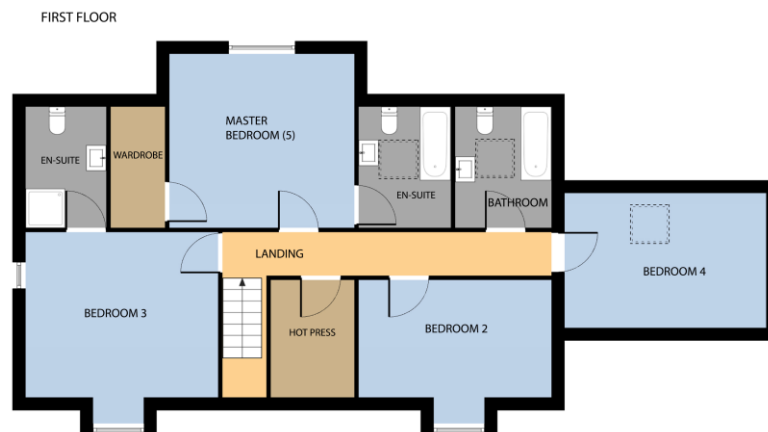
Directions
Y25 C5V9





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 MEDIA.IE](http://showcase.media.ie)



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 MEDIA.IE](http://showcase.media.ie)



CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: 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

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