

# For Sale

Asking Price: €450,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Clonamona Lane,  
Craanford,  
Gorey,  
Co. Wexford,  
Y25D437

**BER C1**

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



Clonamona Lane is an impressive four-bedroom detached family residence in a wonderful rural setting within close proximity of Craanford village and easy access to both Carnew and Gorey town. Extending to 194.4sqm/2093sqft (approx.), this very fine home is in walk in condition for the lucky new owner with a well presented interior and private gardens to the front and rear.

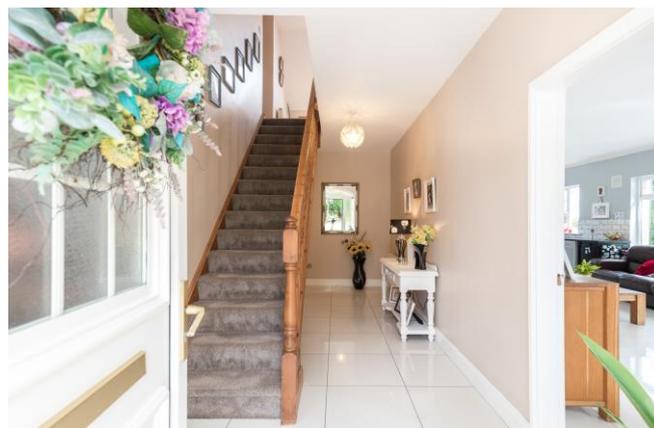
This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of a large sitting room, a kitchen/dining/living, a sunroom, a bedroom/family room, a family bathroom and a utility on the ground floor. The first floor comprises three well-proportioned bedrooms, including the master bedroom with ensuite, and a shower room.

The beautiful front garden is bordered by mature hedging and trees with a lawned area to the front and side of the house and a tarmac driveway leads to the front of the property providing parking for several cars. The rear garden is beautifully landscaped, while the side patio is a perfect space for outdoor dining.

The property is further enhanced by its prime location. Craanford, is a picturesque village with amenities including primary school, creche/playschool, church, pub, GAA pitch, large community Centre and a park area which is finished and maintained to the highest standards with shrubs, trees, seating, play areas and the River Lask running through.

The property is approx. a 15-minute drive from Gorey town and 10-minute drive to Carnew Village with an excellent choice of amenities including Schools, shops, restaurants, numerous sports and recreational facilities nearby

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Hallway** 5.40m x 2.30m (17'9" x 7'7"): at widest point, tiled flooring.

**Sitting Room** 4.20m x 5.50m (13'9" x 18'1"): laminate wood flooring.

**Kitchen/Dining/Living Room** 8.20m x 4.40m (26'11" x 14'5"): tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, feature fireplace with solid fuel stove and archway to sunroom.

**Sunroom** 3.77m x 3.00m (12'4" x 9'10"): tiled flooring, vaulted timberclad ceiling and sliding doors to side garden.

**Bedroom 1** 3.90m x 3.60m (12'10" x 11'10"): laminate wood flooring and double doors to rear garden.

**Utility Room** 2.70m x 1.70m (8'10" x 5'7"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

**Bathroom** 2.70m x 2.40m (8'10" x 7'10"): tiled flooring and walls, bath, WC and wash hand basin.

### FIRST FLOOR

**Landing** 3.30m x 3.30m (10'10" x 10'10"): at widest point, solid wood flooring.

**Bedroom 2** 2.87m x 5.37m (9'5" x 17'7"): at widest point, solid wood flooring and Velux window.

**Bedroom 3** 3.10m x 5.38m (10'2" x 17'8"): solid wood flooring.

**Master Bedroom 4** 5.70m x 5.53m (18'8" x 18'2"): at widest point, solid wood flooring.

**Ensuite** 1.80m x 2.26m (5'11" x 7'5"): solid wood flooring, tiled shower, WC and wash hand basin.

**Bathroom** 1.80m x 2.04m (5'11" x 6'8"): solid wood flooring, tiled shower, WC, wash hand basin and Velux window.





### Special Features & Services

- Spacious dwelling of approximately 194.4sqm/2093sqft.
- Stunning countryside setting
- Walk in Condition
- Close to Gorey Town and Carnew Village.
- Versatile detached garage.





Directions  
Y25D437





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](http://sherryfitz.ie)

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