

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Hillview,
Ballinglen,
Gorey,
Co. Wexford
Y25DH96



sherryfitz.ie



Hillview is a beautiful three-bedroom bungalow only 5km from Gorey town centre and 5 mins from the M11. This wonderful home has all the mod cons that todays lifestyle demands. The property rests on circa 0.32 acres approx..

The accommodation extends to 112.1 sq m (approx.) and comprises of entrance hallway, large family kitchen/dining room, sitting room, three bedrooms, one with ensuite and a family bathroom.

Externally the property is approached by a gravel driveway with ample parking and a detached garage to the side of the property offers a secure parking option, or additional storage.

Hillview is well situated and offers privacy with mature trees and hedging surrounding the perimeter of the property. A south facing rear garden provides a beautiful patio to enjoy BBQs and summer entertaining. The property also commands beautiful views of Tara Hill on approach and from rear garden while the front garden has stunning views of Crogan Mountain.

A winning combination, a superb family home in a superb location!



Accommodation

Entrance Hallway 4.00m x 6.94m (13'1" x 22'9"): at widest point, laminate wood flooring and built-in storage units.

Sitting Room 3.87m x 5.46m (12'8" x 17'11"): laminate wood flooring and feature fireplace with in-set stove.

Kitchen/Dining 3.34m x 8.01m (10'11" x 26'3"): laminate wood flooring, tiled backsplash, fitted kitchen units, electric cooker with gas hob, dishwasher, electric oven and fridge freezer.

Utility Room 2.27m x 1.34m (7'5" x 4'5"): laminate wood flooring, plumbed for washing machine and dryer.

Bathroom 3.30m x 1.59m (10'10" x 5'3"): tiled flooring and walls, bath, electric shower, WC and wash hand basin.

Bedroom 1 3.02m x 3.70m (9'11" x 12'2"): at widest point, laminate wood flooring and built-in wardrobes.

Bedroom 2 2.98m x 3.90m (9'9" x 12'10"): laminate wood flooring.

Master Bedroom 3 3.25m x 3.80m (10'8" x 12'6"): laminate wood flooring.

Ensuite 1.02m x 2.61m (3'4" x 8'7"): tiled flooring and walls, electric shower, WC and wash hand basin.





Special Features & Services

- Three-bedroom dwelling approx. 1207 sq ft.
- Convenient location less than 5km from Gorey.
- Private countryside setting.
- Stunning views.
- Private parking.
- Detached Garage.
- Versatile garden room at rear of garage.
- Fully alarmed.





Directions
Y25DH96



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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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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