

# For Sale

Asking Price: €550,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Banogue Hill,  
Gorey,  
Co. Wexford  
Y25R7W1



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



This beautiful and contemporary 4-bedroom dwelling situated at Banogue Hill on the outskirts of Gorey town, Co. Wexford and with easy access to the M11, one hour from Dublin.

The modern family home enjoys the benefits of a large fully fitted kitchen/dining room with island unit, Belfast sink, and feature solid fuel stove, a sunroom and a separate sitting room also with a solid fuel stove and double doors leading out to the front garden, four bedrooms with the master enjoying it's own ensuite and walk-in wardrobe, a family bathroom, a utility and a guest WC.

The property is nicely set back from the road on a slightly elevated site. Outside to the front of the property is a generous tarmac driveway and parking area with large mature trees and shrubbery providing privacy and seclusion. There are also 2 detached garages one to the front of the property and one to the rear.

Viewing is highly recommended to experience this idyllic lifestyle. With the beach only a short distance away, this perfect location and property is sure to strike a chord with families or the person looking to find a beautiful coastal getaway with all amenities on your doorstep.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 12.04m x 6.58m (39'6" x 21'7"): at widest point, tiled flooring.

**Sitting Room** 5.35m x 4.78m (17'7" x 15'8"): solid wood flooring, feature fireplace with solid fuel stove, and double doors to front garden.

**Kitchen/Dining** 4.24m x 8.18m (13'11" x 26'10"): tiled flooring and backsplash, fitted kitchen units with island, electric cooker with gas hob, Belfast sink, exposed timber beams, double doors to rear patio and feature fireplace with solid fuel stove.

**Sunroom** 3.60m x 3.69m (11'10" x 12'1"): at widest point, tiled flooring, vaulted timberclad ceiling and double doors to rear patio.

**Guest WC** 1.27m x 1.92m (4'2" x 6'4"): at widest point, tiled flooring, WC and wash hand basin.

**Utility Room** 3.00m x 1.92m (9'10" x 6'4"): tiled flooring, plumbed for washing machine and dryer.

**Bedroom 1** 4.80m x 3.96m (15'9" x 13'): solid wood flooring.

**Bedroom 2** 3.31m x 3.81m (10'10" x 12'6"): solid wood flooring and walk-in wardrobe.

**Bathroom** 2.34m x 3.77m (7'8" x 12'4"): at widest point, tiled flooring and walls, freestanding bath, shower, WC and wash hand basin.

**Bedroom 3** 3.46m x 3.76m (11'4" x 12'4"): at widest point, solid wood flooring and built-in wardrobes.

**Master Bedroom 4** 3.66m x 3.96m (12' x 13'): solid wood flooring and walk-in wardrobe.

**Ensuite** 2.00m x 1.88m (6'7" x 6'2"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





### Special Features & Services

- Detached 4 bed dwelling extending to circa 2,063sqft.
- Excellent location.
- 4km from Gorey, 1 hour from Dublin.
- South & westerly facing garden.
- 2 detached garages.





Directions  
Y25R7W1



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.

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

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