

For Sale

Asking Price: €600,000



Marshill House,
Donaghmore,
Ballygarrett,
Co. Wexford, Y25 VN59

BER C1

sherryfitz.ie



Marshall House is a cleverly designed split level detached family home with stunning sea and coastal views and an abundance of natural light. Ideally positioned on c.0.70 of an acre with off-street parking for several cars, it is within walking distance to Donaghmore beach.

Fully refurbished to an extremely high specification and extensively modernised by the current owners, this inviting home offers very deceptive and spacious accommodation with a beautiful interior to impress, extending to 206sqm (not including the large, attached garage 50sqm).

The accommodation comprises of a bright welcoming hallway with a high ceiling, spacious living room, and a large family bathroom. There are four fine size double bedrooms, two of which are ensuite with walk in wardrobes. Downstairs there is a generously proportioned and bright lounge/dining room/kitchen with a double height ceiling and a triple aspect which floods this area with natural light and has doors leading to the sunny patio and garden. There is also a large utility room and storage closet on this level.

Ballygarrett is just over 2km away while Gorey and the M11 interchange is a 15-minute drive. This gem of a property is one you really shouldn't miss. Viewing is highly recommended to really showcase what this property has to offer.



Accommodation

ENTRANCE LEVEL

Entrance Hall 3.93m x 4.56m (12'11" x 15'): Wide welcoming hall with glass panelled doors, glazed roof section and solid wood flooring, stairs lead to upper and lower floor areas.

Master Bedroom 3.94m x 4.80m (12'11" x 15'9"): Large double with carpet flooring, attractive built-in desk and storage unit, walk in wardrobe, dual aspect with sea views, double doors with Juliette balustrade detail.

Master Bedroom Ensuite 2.32m x 1.46m (7'7" x 4'9"): Fully tiled with double shower, heated towel rail, w.c. and w.h.b.

Bedroom 2 3.94m x 2.81m (12'11" x 9'3"): Large double bedroom with carpet flooring.

Bedroom 3 5.13m x 2.40m (16'10" x 7'10"): Large double room with carpet flooring and door providing access to garage.

Bedroom 4 4.00m x 4.95m (13'1" x 16'3"): Large double room with dual aspect and door to front garden, walking in wardrobe with built-in shelving, carpet flooring.

Bedroom 4 Ensuite 1.33m x 2.47m (4'4" x 8'1"): Fully tiled with mosaic tiled floor, double shower, recessed lighting, w.c. and w.h.b.

Bathroom 2.24m x 3.61m (7'4" x 11'10"): Tiled floor and part tiled walls, double shower and separate full size bath, w.c., w.h.b., sky light and heated towel rail.

Garage Room 1 5.68m x 4.06m (18'8" x 13'4"):

Garage Room 2 2.92m x 2.91m (9'7" x 9'7"):

Garage Bathroom 1.16m x 2.91m (3'10" x 9'7"):

Garage Room 3 2.95m x 2.91m (9'8" x 9'7"):

Garage Corridor 7.10m x 1.1m (23'4" x 3'7"):

LOWER LEVEL

Inner Hall 1.09m x 3.86m (3'7" x 12'8"): Tiled flooring with access to understairs pantry storage area.

Utility Room 3.65m x 3.23m (12' x 10'7"): Built in storage units, w.h.b., linoleum floor, plumbed for washing machine, door to front garden.

Kitchen Area 5.06m x 5.09m (16'7" x 16'8"): at widest point: Superb fully fitted kitchen with eye and floor level units, tiled flooring, breakfast bar with storage units, built in wine rack, integrated dishwasher, Belling range cooker, Belling extractor fan, space for an American style fridge freezer, recessed lighting. Open plan to dining and lounge areas.

Dining Area 5.06m x 3.03m (16'7" x 9'11"): Large open plan room with double height ceiling, triple aspect, tiled flooring.

Lounge Area 2.63m x 7.58m (8'8" x 24'10"): Open plan room with stunning sea views, carpet flooring, wood burning stove, sliding door to patio area and rear garden.

UPPER LEVEL

Living Room 5.06m x 7.34m (16'7" x 24'1"): Light filled room with a dual aspect, feature open fireplace with slate hearth, wooden mantle and cast-iron insert, large built in bookcase, recessed lighting and carpet flooring.





Special Features & Services

- Prestigious residential coastal location with Donaghmore Beach being just a few minutes walk away.
- Spectacular sea and coastal views.
- Walk in condition with beautiful decor.
- Spacious accommodation of c.209 sqm / 2,249 sq. ft.
- Extensive low maintenance garden.
- Oil fired central heating.
- Substantial attached garage of c.51 sqm / 549 sq. ft.

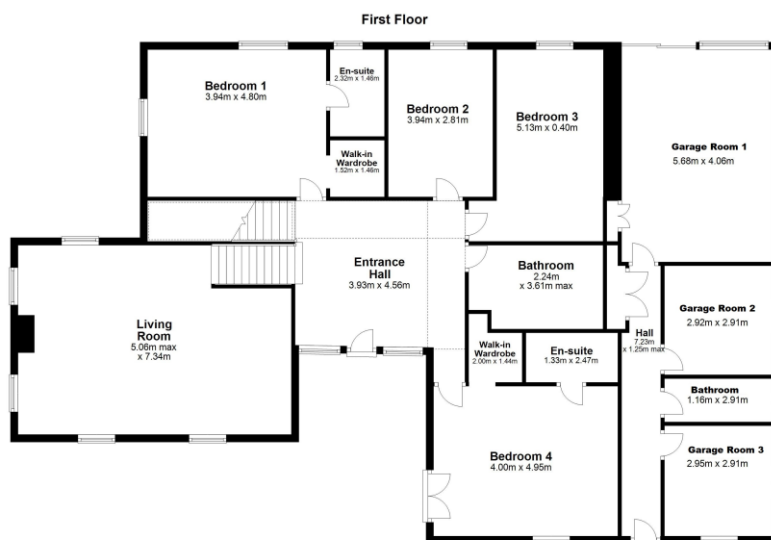
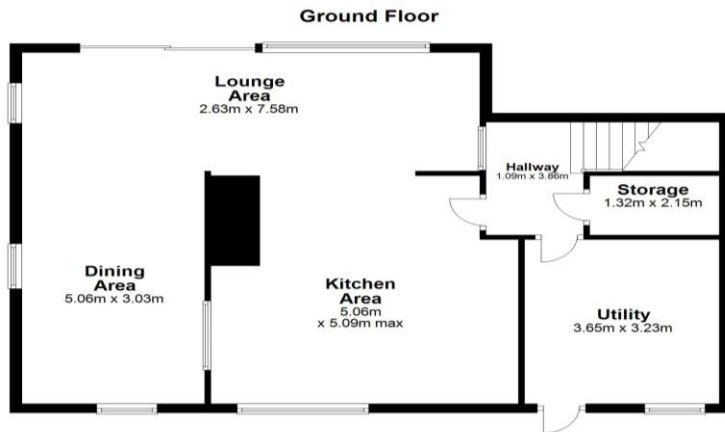






Directions
Y25VN59





CONTACT

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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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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.
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