

For Sale

Asking Price: €700,000

**Sherry
FitzGerald**
O'Leary Kinsella



Cullenogue,
Tara Hill,
Gorey,
Co. Wexford
Y25 E0X2

BER B3

sherryfitz.ie



This exceptional five-bedroom residence c.278sq.m., is presented in impeccable decorative condition and showcases outstanding craftsmanship, quality finishes, and refined attention to detail throughout. Designed with both comfort and elegance in mind, it offers generously proportioned living accommodation in a peaceful and private setting, ideal for modern family living.

Blending contemporary style with warmth and sophistication, the home is filled with natural light and provides a wonderful sense of space throughout. The accommodation briefly comprises a welcoming entrance hallway, a spacious family room, an elegant living room, a modern kitchen leading to the dining room, a utility room, walk-in closet, home office, a bedroom with en-suite, and a family bathroom on the ground floor. A mezzanine living area off the kitchen provides a versatile and relaxing living space with spectacular views of Tara Hill.

The first floor is centered around a luxurious self-contained master suite, complete with a walk-in wardrobe and en-suite bathroom. Three further well-appointed bedrooms and a stylish family bathroom complete the accommodation at this level.

The basement level offers three unfinished rooms, providing purchasers with an exciting opportunity to create additional living space tailored to their own requirements. These rooms would be ideally suited for a home office, gym, playroom or further family accommodation.

A sense of space and style continues outdoors, where an impressive sun terrace, accessed directly from the living room, provides the perfect setting for entertaining or relaxing while enjoying the surrounding tranquility.

Ideally located in a serene countryside setting, yet exceptionally convenient, the property is just minutes from the M11 motorway and the thriving towns of Gorey and Arklow. A selection of beautiful beaches and coastal amenities are also within easy reach.

This is a truly remarkable home of distinction, offering an exceptional lifestyle in one of the region's most desirable locations. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.



Accommodation

Groundfloor

Entrance Hall 3.5m x 3.1m (11'6" x 10'2"): at widest point, German limestone flooring.

Living Room 6.0m x 4.9m (19'8" x 16'1"): at widest point

Family Room 4.6m x 4.8m (15'1" x 15'9"):

Kitchen 4.1m x 5.6m (13'5" x 18'4"): German limestone flooring.

Dining Area: 4.1m x 3.5m (13'5" x 11'6")

Utility Room 1.4m x 2.7m (4'7" x 8'10"):

Walk in Closet 1.4m x 2.0m (4'7" x 6'7"):

Hallway 5.2 (17'1")m x 1.2 (3'11")m + 1.3 (4'3")m x 1.1 (3'7")m + 2.5 (8'2")m x 4.9 (16'1")m: at widest point German limestone flooring.

Office 4.4m x 2.6m (14'5" x 8'6"): German limestone flooring.

Bedroom 5 4.4m x 2.5m (14'5" x 8'2"): German Limestone flooring..

Ensuite 3.0m x 1.1m (9'10" x 3'7"): German Limestone flooring.

Main Bathroom 4.4m x 1.1m (14'5" x 3'7"): tiled floor to ceiling, w.c., bath and wash hand basin.

First Floor

Sitting Room 4.1m x 3.8m (13'5" x 12'6"): wooden flooring.

Second Floor

Landing 3.4m x 5.3m (11'2" x 17'5"): at widest point

Master Bedroom 3.5m x 6.2m (11'6" x 20'4"): at widest point, wooden flooring.

Ensuite 2.7m x 2.4m (8'10" x 7'10"): tiled flooring and walls, shower, w.c. and wash hand basin.

Hall 1.2m x 1.1m (3'11" x 3'7"):

Walk in Closet 2.7m x 3.7m (8'10" x 12'2"): at widest point

Bedroom 2 3.2m x 3.8m (10'6" x 12'6"): solid oak floor.

Bathroom 3.2m x 2.4m (10'6" x 7'10"): tiled floor and walls, wc, bath and wash hand basin.

Bedroom 3 3.2m x 4.9m (10'6" x 16'1"): solid oak floor.

Bedroom 4 2.7m x 3.6m (8'10" x 11'10"): dual aspect windows

Walk in closet 0.8m x 1.0m (2'7" x 3'3"): at widest point

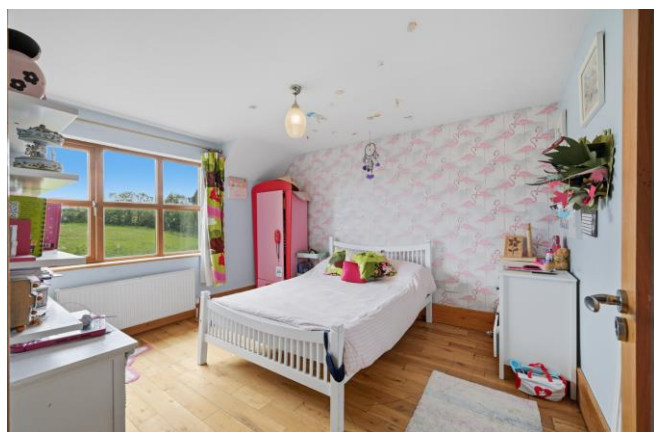
Hallway 1.1m x 1.2m (3'7" x 3'11"): solid oak floor.

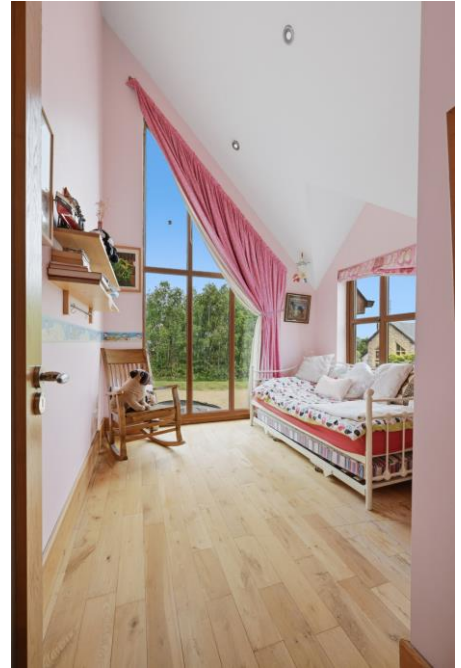




Special Features & Services

- Five-bed Residence c.278 sq.m (2,992sq. ft) approx..
- Under floor heating on ground floor, radiators on first floor.
- South facing Hot Water Solar Panels
- Large garden with adjacent vegetable growing area
- Amazing sought after location at the foot of Tara Hill.
- Superb countryside views.
- Short drive to numerous sandy beaches.
- Approx. 4-5 min to Junctions 21 & 22 on M11 Motorway.





Basement:

Entrance 2.6m x 4.7m (8'6" x 15'5"):

Room1 4.3m x 4.9m (14'1" x 16'1"):

Room 2 6.3m x 4.7m (20'8" x 15'5"):

Room 3 4.4m x 5.2m (14'5" x 17'1"):





Directions
Y25 E0X2





TOTAL: 278 m²
 Basement: 15 m², 1st floor: 140 m², 2nd floor: 15 m², 3rd floor: 108 m²
 EXCLUDED AREAS: DECK: 36 m², OPEN TO BELOW: 6 m², WALLS: 22 m²

Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 0 m²
 1st floor: 0 m²
 EXCLUDED AREAS: ENTRANCE: 13 m², ROOM 1: 21 m², ROOM 2: 30 m²,
 ROOM 3: 23 m², WALLS: 9 m²

Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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