

For Sale

Asking Price: €420,000

**Sherry
FitzGerald**
O'Leary Kinsella



Scarnagh Lower,
Inch, Gorey,
Co. Wexford,
Y25 V590

BER D1

sherryfitz.ie



A charming detached four-bedroom residence standing on beautiful gardens, this property is in a wonderful rural setting within close proximity of the M11 and Wexford's stunning coastline.

Extending to 128.3 sqm (approx.), this very fine home is in walk in condition for the lucky new owner with a well presented interior and superb views from garden to the 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 sitting room, kitchen, living room, four bedrooms, one with ensuite, a bathroom, a guest WC and an external utility.

The rear garden is bordered by mature trees and a tarmac driveway leads to the front of the property providing parking for several cars. There is ample external storage with a detached garage to the side.

The property is further enhanced by its prime location, approx. 15 minutes to nearby Gorey town and approx.. 10 minutes to Arklow town, convenience is the key, and for access to the M11, a wide variety of recreational facilities, clubs and exceptional beaches, there is no better.

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



Accommodation

Entrance Hallway 4.42m x 1.80m (14'6" x 5'11"): at widest point, carpet flooring.

Sitting Room 4.22m x 4.83m (13'10" x 15'10"): carpet flooring and feature open fireplace.

Living Room 4.21m x 3.64m (13'10" x 11'11"): carpet flooring and solid fuel stove.

Kitchen 3.02m x 4.15m (9'11" x 13'7"): tiled flooring and backslash, fitted kitchen units, electric double oven and gas hob.

Bathroom 3.00m x 2.28m (9'10" x 7'6"): tiled flooring and walls, bath, shower, WC and wash hand basin.

Guest WC 3.00m x 1.01m (9'10" x 3'4"): tiled flooring and walls, WC and wash hand basin.

Bedroom 1 3.00m x 3.00m (9'10" x 9'10"): carpet flooring.

Bedroom 2/Dining Room 3.24m x 4.37m (10'8" x 14'4"): solid wood flooring.

Bedroom 3 3.25m x 3.13m (10'8" x 10'3"): solid wood flooring and built-in wardrobes.

Master Bedroom 4 4.32m x 2.98m (14'2" x 9'9"): carpet flooring and built-in wardrobes.

Ensuite 1.72m x 1.52m (5'8" x 5'): tiled flooring and walls, shower, wash hand basin and walk-in wardrobe.

Utility Room 1.41m x 1.15m (4'8" x 3'9"):





Special Features & Services

- Spacious Accommodation of approximately 1381 sq ft
- Superb location close to Coolgreany village, the M11 and only 6km to Clone Strand,
- Walk-in condition.
- O.F.C.H.
- Detached garage.





Directions
Y25 V590



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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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

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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