

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Quimor',
Borleigh,
Kilanerlin,
Gorey, Co. Wexford
Y25KW68

BER C

sherryfitz.ie



Quimor is a superb four-bedroom dormer bungalow 180sqm (1938sq.ft.), occupying an elevated site of approximately 0.49 acres on the outskirts of Kilanerin village. Beautifully presented and in walk-in condition, this impressive home enjoys a peaceful countryside setting while remaining within easy reach of both Gorey and Arklow, each approximately 15 minutes away. The property is ideally positioned within walking distance of Kilanerin village, which offers a range of local amenities including a shop, church, school and traditional pubs, making it an attractive choice for those seeking a relaxed rural lifestyle without compromising on convenience.

Upon entering, a spacious and welcoming entrance hall sets the tone for the accommodation within. The generously proportioned sitting room features an attractive inset stove fireplace, creating a warm and inviting space in which to relax. The bright, modern kitchen and dining area offers an abundance of space, ideal for everyday family living and entertaining alike. The ground floor accommodates two of the four bedrooms, together with a family bathroom. Upstairs, the first floor comprises a master bedroom complete with ensuite bathroom, alongside a fourth bedroom, providing flexible accommodation to suit a variety of needs.

Externally, the property is approached via a long driveway, which leads to the front of the residence and is complemented by an extensive lawn. To the rear, a private garden and patio area provide an ideal setting for outdoor relaxation and entertaining. One of the property's most appealing features is its elevated position, which affords spectacular views across the picturesque North Wexford countryside.

The location is exceptionally convenient, with easy access to the M11 motorway and onward connections to the M50, while Dublin is approximately one hour away. This combination of rural tranquility, generous grounds and excellent connectivity makes Quimor a particularly appealing proposition.



Accommodation

Ground Floor

Entrance Hall 5.8m x 3.3m (19' x 10'10"): at widest point

Living Room 5.1m x 4.7m (16'9" x 15'5"):

Kitchen 6.7m x 4.9m (22' x 16'1"): at widest point

Dining Room 4.2m x 4.2m (13'9" x 13'9"):

Hall 1.1m x 2.6m (3'7" x 8'6"):

Bedroom 2 4.5m x 3.2m (14'9" x 10'6"):

Bathroom 3.3m x 2.6m (10'10" x 8'6"):

Bedroom 3 3.5m x 3.0m (11'6" x 9'10"):

First Floor

Landing 0.9m x 1.4m

Master Bedroom 4.7m x 4.6m (15'5" x 15'1"): at widest point

Ensuite Bathroom 3.4m x 4.3m (11'2" x 14'1"): at widest point

Bedroom 4 2.3m x 3.7m (7'7" x 12'2"):

Hotpress 3.1m x 0.9m (10'2" x 2'11"):





Special Features & Services

- Attractive four-bedroom dormer bungalow 180sqm/1,938 sq.ft.
- Situated on an elevated site of approximately 0.49 acres.
- Beautifully presented and in walk-in condition.
- Spectacular views of the North Wexford countryside.
- Within walking distance of Kilanerin village and its amenities.
- Approximately one hour from Dublin.
- Oil fired central heating.
- Detached Garage.



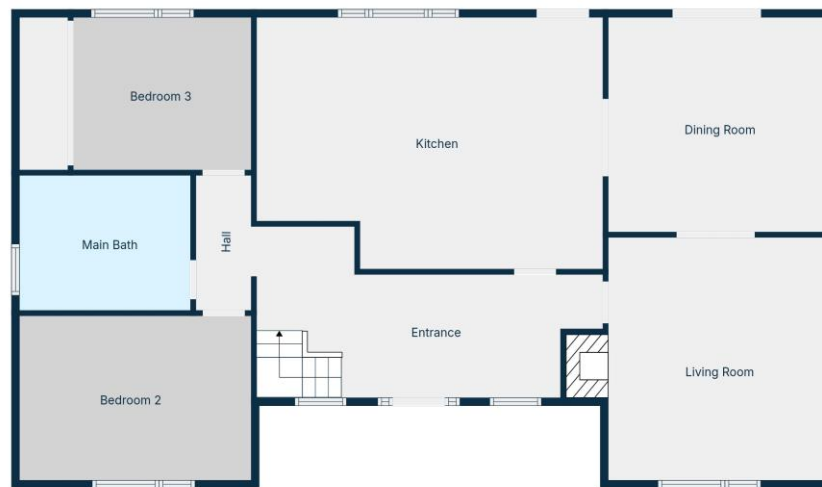


Directions
Y25KW68





2nd Floor



1st Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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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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