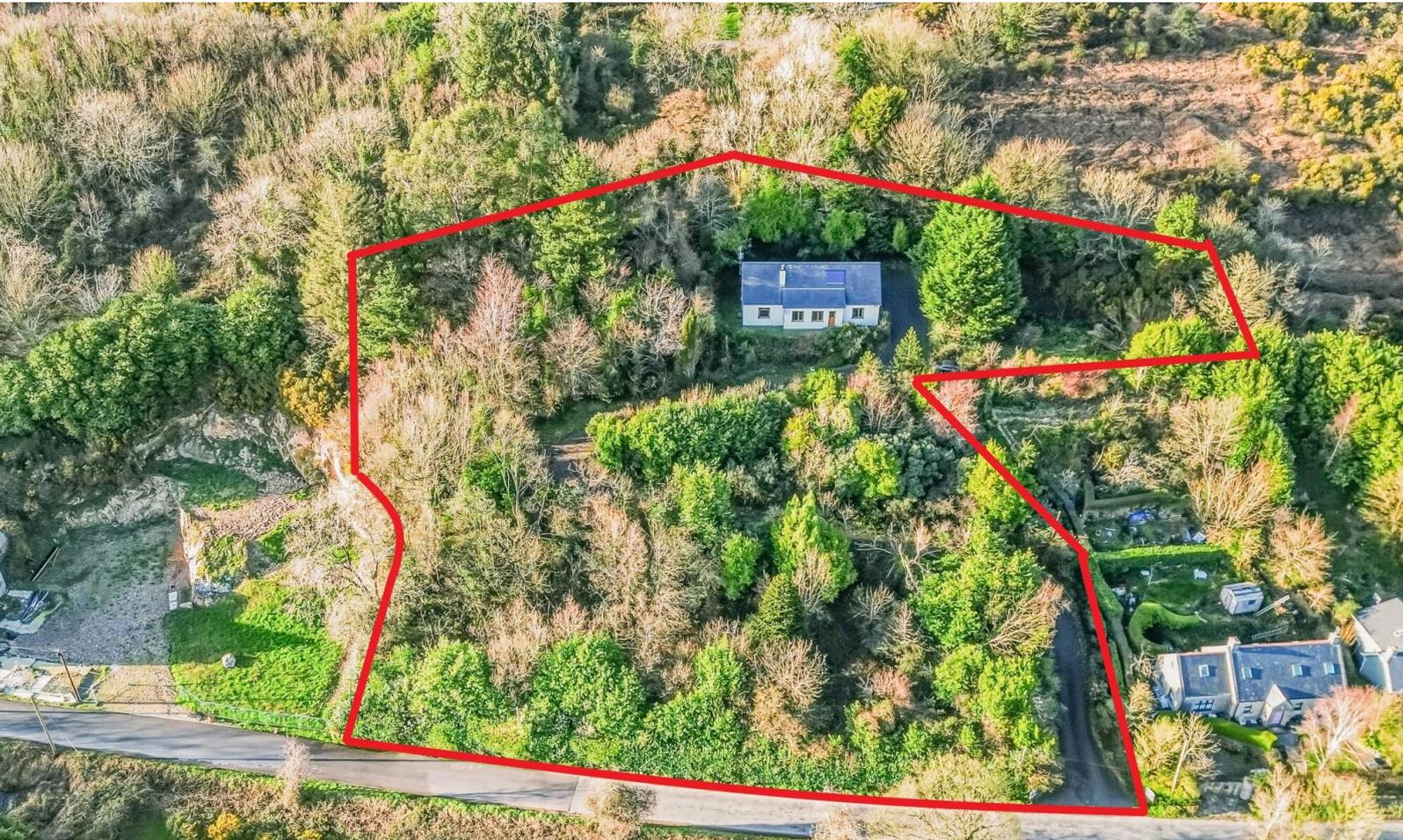


For Sale

Asking Price: €475,000



FOR IDENTIFICATION PURPOSES ONLY

Sunny Ridge,
Tara Hill,
Gorey,
Co Wexford
Y25ET10



BER C2

sherryfitz.ie



Sunny Ridge is a superb detached four-bedroom bungalow extending to 135sqm(1453sqft) approx. on circa 1.5 acres nestled neatly into the foot of Tara Hill with magnificent sea and countryside views.

The property, approved by hard core avenue, offers enormous potential to its new owners. Accommodation briefly comprises of entrance hallway, sitting room with impressive sea views expanding across the Irish sea, dining room also with impressive views and is fitted with a wood burning stove for added comfort, fully fitted kitchen with wall and floor storage units, four generous sized bedrooms to include the master bedroom complete with ensuite and built-in wardrobes the family bathroom completes the accommodation.



Tara Hill is one of the areas most desirable locations and is very popular with holiday makers and locals alike for its stunning views and nature trails leading to the summit.

Ballymoney and Gorey Town are just a short drive away short drive away and Gorey is host to a lot of amenities including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary and secondary schools are also within easy reach.

Dublin is approximately an hour's drive away for those looking to commute and junction 22 on the M11 bypass is a mere five minute drive.



Accommodation

Front Hall Entrance 1.8m x 4.4m (5'11" x 14'5"):

Living Room 5.0m x 5.5m (16'5" x 18'1"): at widest point.

Kitchen 3.1m x 2.1m (10'2" x 6'11"):

Sitting Room 5.4m x 4.3m (17'9" x 14'1"): at widest point.

W.C. 0.8m x 2.1m (2'7" x 6'11"):

Main Bathroom 2.1m x 3.1m (6'11" x 10'2"):

Hallway 9.9m x 1.1m (32'6" x 3'7"):

Master Bedroom 4.5m x 3.3m (14'9" x 10'10"):

Ensuite 2.0m x 1.1m (6'7" x 3'7"):

Bedroom 2 3.1m x 3.1m (10'2" x 10'2"):

Bedroom 3 2.5m x 3.1m (8'2" x 10'2"):

Bedroom 4 3.1m x 3.1m (10'2" x 10'2"):

Rear Entrance Hall 1.2m x 2.1m (3'11" x 6'11"):





Special Features & Services

- Highly desirable area in Tara Hill, Gorey, Co. Wexford.
- Detached 4-bedroom, 3-bathroom bungalow 135sqm/1453sqft. approx.
- Impressive, elevated views of the Irish Sea and coastline.
- Located in a scenic, rural setting close to local amenities and nature trails.
- Oil-fired central heating
- Solar Panels
- Alarm





Directions
Y25ET10





TOTAL: 135 m²
 1st floor: 135 m²
 EXCLUDED AREAS: WALLS: 8 m²

Floor Plan Created By Cubicasa 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.

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.
 PSRA Registration No. 001510