

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Wrens Hollow, Mangan,
Hollyfort, Gorey, Co.
Wexford, Y25WK18

BER C1

sherryfitz.ie



Set on an elevated 0.49-acre (approx.) site on the edge of the charming village of Hollyfort, Wrens Hollow is an impressive four-bedroom dormer residence extending to approximately 189 sq.m. (2,037 sq.ft.). Enjoying breathtaking views across the rolling Wexford countryside, this exceptional home offers the perfect balance of rural tranquility and modern family living.

Beautifully presented throughout, Wrens Hollow has been thoughtfully designed to maximise space, light, and comfort. The welcoming entrance hallway leads to a bright and elegant sitting room, while the spacious kitchen and dining area forms the heart of the home—ideal for everyday family life and entertaining alike. A separate utility room, guest WC, and a generously proportioned ground-floor bedroom complete the accommodation on this level.

Upstairs, three spacious bedrooms provide comfortable accommodation, including a superb principal bedroom with ensuite, while a well-appointed family bathroom serves the remaining bedrooms.

Outside, the property is surrounded by beautifully landscaped gardens that create a peaceful and private setting or simply soak in the spectacular panoramic countryside views that make this home so special.

Perfectly positioned just a short drive from Gorey and an excellent range of amenities, schools, shops, and transport links, Wren Hollow offers a rare opportunity to enjoy the very best of country living without compromising on convenience.



Accommodation

GROUND FLOOR

Entrance Hallway 4.72m x 2.85m (15'6" x 9'4"): at widest point, tiled flooring.

Sitting Room 9.90m x 5.38m (32'6" x 17'8"): at widest point, wood flooring, feature stove fireplace and french doors to rear garden.

Kitchen/Dining 4.48m x 7.13m (14'8" x 23'5"): at widest point, wood flooring and fitted kitchen.

Utility Room 2.20m x 1.98m (7'3" x 6'6"): tiled flooring and built-in storage.

Guest WC 2.22m x 2.10m (7'3" x 6'11"): at widest point, tiled flooring, shower, wash hand basin and w.c.

Bedroom 1 2.70m x 4.18m (8'10" x 13'9"): wood flooring.

FIRST FLOOR

Landing 3.27m x 4.77m (10'9" x 15'8"): at widest point

Bedroom 2 3.27m x 3.60m (10'9" x 11'10"): wood flooring.

Bedroom 3 5.19m x 4.93m (17' x 16'2"): at widest point, carpet flooring

Bathroom 3.37m x 2.90m (11'1" x 9'6"): at widest point, wood flooring, bath, w.c. and wash hand basin.

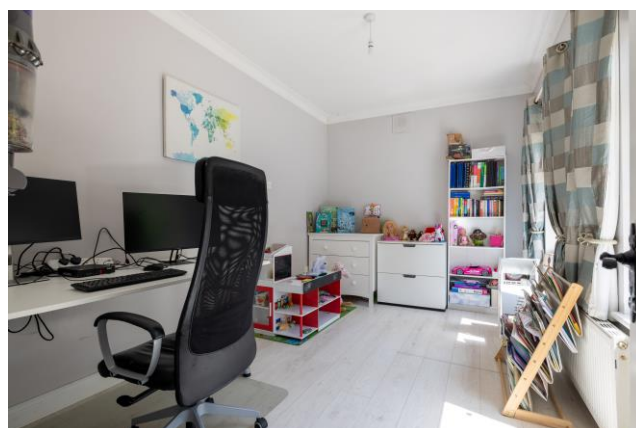
Master Bedroom 4 6.26m x 3.60m (20'6" x 11'10"): at widest point, wood flooring.





Special Features & Services

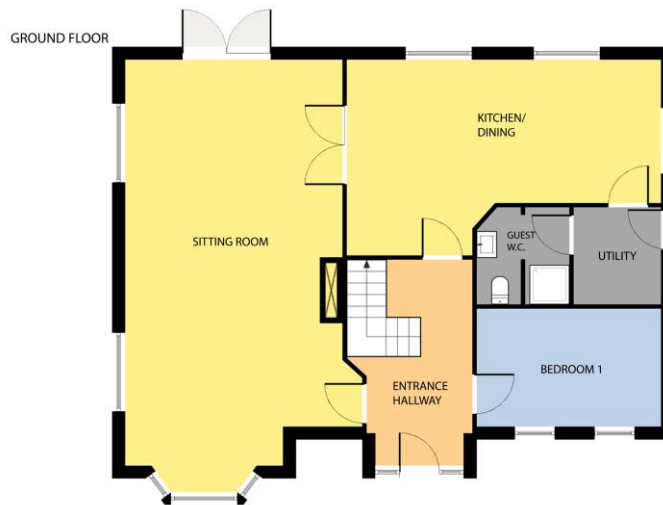
- Approx. 189 sq.m. (2,037 sq.ft.).
- Elevated 0.49-acre (approx.) site.
- Stunning panoramic countryside views.
- Beautifully presented throughout.
- Landscaped gardens.
- Peaceful village setting.
- Short drive to Gorey and local amenities.





Directions
Y25 WK18





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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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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