

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



7 The Meadows,
Killenagh,
Co. Wexford,
Y25V264

BER C1

sherryfitz.ie



7 The Meadows is an attractive four bedroom detached residence in a quiet picturesque area situated in a small development of only 10 houses. 'The Meadows' is located in Killenagh, 11km to Gorey town centre and 10.6kms to M11 with a host of local amenities. This home is also in close proximity to Courtown Harbour, Ballycanew & Ballygarrett villages and also within walking distance of Killenagh's 2 pubs and local shop and close to several beautiful beaches.

This property has been well maintained by the current owner and provides bright and versatile living accommodation. The accommodation extends to the total floor area of 178.8sqm approx. and comprises of entrance hallway, sitting room with feature open fireplace, fitted kitchen/dining room with double doors to the rear patio and garden, sunroom also with double doors to the side patio, four bedrooms, two of which have their own walk-in wardrobes and ensuites and a family bathroom completes the accommodation.

The exterior of the property is in excellent condition with a beautifully maintained front garden with gravel driveway and large garden and patio area to the rear. There is also a pedestrian access from the rear garden to the road.

Viewing comes highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 4.92m x 2.00m (16'2" x 6'7"): at widest point, tiled flooring.

Sitting Room 3.83m x 5.18m (12'7" x 17"): solid wood flooring and feature open fireplace.

Kitchen/Dining 3.58m x 5.28m (11'9" x 17'4"): at widest point, kitchen: tiled flooring and backsplash, fitted kitchen units with breakfast bar, electric oven, electric hob, fridge freezer, dishwasher. Dining: solid wood flooring and double doors to rear patio.

Sunroom 4.90m x 2.55m (16'1" x 8'4"): solid wood flooring and double doors to side patio.

Guest WC 1.60m x 3.00m (5'3" x 9'10"): tiled flooring and wall, WC and wash hand basin.

Bedroom 1 (3.68m x 3.20m ((12'1" x 10'6")): laminate wood flooring and sliding doors to rear garden.

Wardrobe 1.68m x 2.50m (5'6" x 8'2"): laminate wood flooring.

Ensuite 1.90m x 2.50m (6'3" x 8'2"): at widest point, tiled flooring and walls, bath and wash hand basin.

FIRST FLOOR

Landing 4.98m x 3.14m (16'4" x 10'4"): at widest point, carpet flooring.

Bedroom 2 3.58m x 4.38m (11'9" x 14'4"): at widest point, carpet flooring.

Bedroom 3 3.83m x 4.05m (12'7" x 13'3"): laminate wood flooring and built-in wardrobes.

Ensuite 2.42m x 0.83m (7'11" x 2'9"): tiled flooring and shower, shower, WC and wash hand basin.

Bathroom 2.42m x 2.20m (7'11" x 7'3"): at widest point, tiled flooring and bath, bath, WC and wash hand basin.

Master Bedroom 4 4.73m x 3.50m (15'6" x 11'6"): at widest point, laminate wood flooring.

Walk-in wardrobe 1.50m x 2.20m (4'11" x 7'3"):

Ensuite 2.53m x 2.20m (8'4" x 7'3"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.





Special Features & Services

- Detached dwelling c. 1925 sq ft.
- Stunning location, 11km from Gorey town centre, 3km from Ballycanew
- Walk-in condition.
- Large rear garden with patio area.
- Spacious accommodation.
- Small development of just 10 houses.



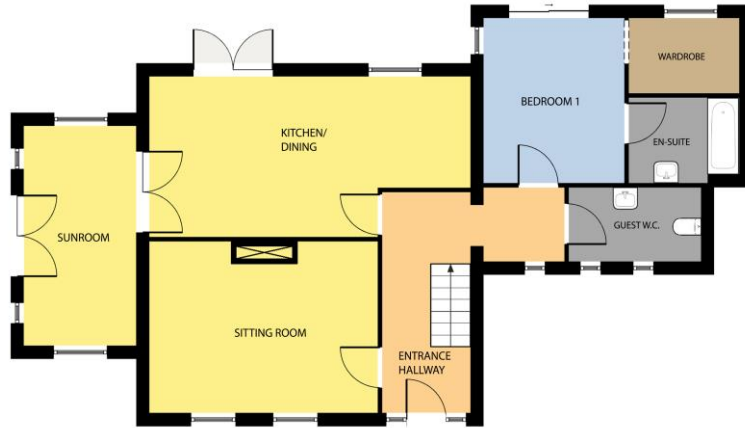


Directions
Y25V264





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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FIRST FLOOR



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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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