

**Sherry
FitzGerald**

For Sale

Asking Price:
€675,000

Windemere
Kilanerin
Co Wexford
Y25 RH66

BER C2



sherryfitz.ie



A Rare Opportunity to Acquire an Exceptional Family Home on 0.6 Acres of Manicured Gardens.

Nestled on the outskirts of the charming village of Kilanerin, this beautifully presented 4-bedroom detached residence offers the perfect blend of modern living and countryside tranquility. Immaculately maintained and tastefully finished throughout, this turn-key property is ideal for families seeking a peaceful lifestyle with all amenities close at hand.

Beyond the electric security gates, the home boasts exceptional privacy and curb appeal while offering generous well-appointed accommodation comprising of an impressive entrance hallway, living room, open plan kitchen and dining room, utility, four large bedrooms, three of which are en suite and a main family bathroom.

The property has the added feature of a detached double garage/workshop with its own shower room – providing a versatile space that could be utilised as an office space for remote working, a home business, or guest accommodation.

Located a short stroll from the picturesque Kilanerin village with its friendly community atmosphere, close proximity to local shops, a school, and scenic walking trails, this property combines countryside living with easy access to essential amenities and transport links. It is just minutes from Gorey and the M11 & set on 0.6 acres of exquisitely landscaped gardens, this substantial property offers a rare combination of rural serenity and modern convenience.



Accommodation

Hallway 5.94m x 3.32m (19'6" x 10'11"): Bright & inviting, fully carpeted, entrance hallway with a sweeping staircase to the first floor.

Living Room 5.45m x 4.18m (17'11" x 13'9"): The spacious, dual aspect living room is fully carpeted and features an ornate fireplace with timber surround, cast iron insert and polished granite hearth.

Kitchen/Dining Room 8.79m x 5.43m (28'10" x 17'10"): Stylish open-plan kitchen and dining area has solid timber flooring and tiling in the kitchen area. The kitchen is fully fitted with high and low country style units and a central island with marble top and storage. Integrated appliances include a ceramic hob, double oven, microwave and dishwasher. The dining area has a free standing solid fuel stove and French doors to the sunny side patio.

Utility room 2.77m x 1.67m (9'1" x 5'6"): The utility is to the rear of the kitchen with tiled floors and ample storage.

Bedroom 4 4.72m x 3.84m (15'6" x 12'7"): Spacious ground floor bedroom to the rear of the property with laminate timber flooring, built in wardrobes and overhead storage.

Bathroom 2.77m x 2.75m (9'1" x 9'): Located on the ground floor the main bathroom is fully tiled and features a freestanding claw foot bath a pedestal wash hand basin and WC.

Bedroom 1 7.66m x 4.06m (25'2" x 13'4"): Large dual aspect master bedroom is fully carpeted and fitted with an array of built in wardrobes and ensuite access. The room is flooded with natural light streaming through the skylight overhead.

En suite 1 2.20m x 1.86m (7'3" x 6'1"): The fully tiled ensuite is fitted with a walk in shower unit with Triton electric shower, pedestal wash hand basin & WC.

Bedroom 2 4.04m x 3.84m (13'3" x 12'7"): The second bedroom on the first floor is fully carpeted and fitted with an array of built in wardrobes and ensuite access.

En suite 2 2.66m x 0.96m (8'9" x 3'2"): The ensuite is fully tiled floor to ceiling and fitted with a walk in shower unit with Triton electric shower, vanity wash hand basin and WC.

Bedroom 3 4.81m x 3.00m (15'9" x 9'10"): Bedroom 3 is to the front of the property, fully carpeted and fitted with built in wardrobes.

En Suite 3 2.00m x 0.43m (6'7" x 1'5"): The fully tiled ensuite features a shower unit with Triton electric shower, WC and wash hand basin.

Exterior The large, detached double garage provides a multifunctional work or storage space. This could easily be converted to office space, workshop or living accommodation, i.e. Self-contained apartment or granny flat. The beautifully manicured gardens are complete with mature plants and trees and manicured lawns. The tarmac driveway sweeps up from the entrance gates and wraps around the





Garden

The large, detached double garage provides a multifunctional work or storage space. This could easily be converted to office space, workshop or living accommodation, i.e. Self-contained apartment or granny flat.

BER BER C2, BER No. 100090901

Special Features

- Bedrooms: 4 spacious bedrooms, three ensuite, each offering their own stunning views of the surrounding countryside.
- Bathrooms: Modern, high-end bathrooms with luxurious fittings.
- Living Spaces: Generous reception rooms perfect for family gatherings.
- Kitchen: A dream kitchen with top-of-the-line appliances, custom cabinetry, and a charming island.
- Outdoor Spaces: Beautifully landscaped gardens with lush lawns, vibrant flower beds, and mature trees, creating a peaceful and private outdoor space with a sunny patio area for al fresco dining and entertaining.
- Garage: A detached, spacious double garage providing ample storage.
- Security: The property is secured by electric gates, ensuring privacy and peace of mind.

Services

- Mains water. Mains Sewage. Electric car charging point. Oil fired central heating.

Included in the sale: Carpets, curtains, blinds, light fittings, oven, hob dishwasher and extractor fan.



Directions

Eircode is Y25 RH66



Ground Floor



First Floor



Total area: approx. 196.7 sq. metres



NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@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. 002183