

For Sale

Asking Price: €530,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolishall,
Gorey,
Co. Wexford,
Y25 C430

BER B3

sherryfitz.ie



Coolishall is an impressive 4-bedroom property with detached garage only 3 km from Gorey town centre. The property is approached by a long tarmac driveway with lots of room for multiple car parking. To the front and the rear is an expanse of lawn with large perimeter hedging and trees providing a sense of privacy, seclusion and tranquility.

On entrance to the main house, it is hard not to be impressed by the spacious light filled interior of this c.230 sqm residence where it is beautifully presented and maintained to a high standard throughout. It has been tastefully and lavishly decorated by its current owners. The main sitting room boasts a beautiful contemporary feature fireplace. From the large light filled hallway you are guided to the magnificent kitchen dining that opens to the living area. This room is presented with great flair and imagination and provides a wonderful space for entertaining or just to sit back and relax with the family. Off the living room lies the southwest facing sunroom giving a lovely open feel and to the rear garden. From the kitchen, you can access a large utility room and guest WC. Also on the ground floor, currently used as a playroom but could adequately be purposed as a study or fifth bedroom is again another well-proportioned room. Upstairs the light and airy landing leads out to 4 large double rooms, two with ensuite bathrooms and a large family bathroom.

This is a most sought-after location, ideally located to a host of amenities in nearby Gorey town, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and delis. 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.



Accommodation

GROUND FLOOR

Entrance Hallway 4.82m x 3.35m (15'10" x 11'): at widest point, solid wood flooring.

Sitting Room 5.74m x 4.34m (18'10" x 14'3"): at widest point, solid wood flooring, feature fireplace and bay window.

Kitchen/Dining 5.05m x 4.25m (16'7" x 13'11"): at widest point, tiled flooring and backsplash, fitted kitchen units with matching island and breakfast bar, electric double oven, electric hob, dishwasher and double doors to living room.

Living Room 5.39m x 4.34m (17'8" x 14'3"): solid wood flooring, feature fireplace with inset stove with double doors to sunroom.

Sunroom 3.65m x 4.27m (12' x 14'): at widest point, tiled flooring.

Utility Room 2.25m x 2.76m (7'5" x 9'1"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.57m x 1.55m (5'2" x 5'1"): tiled flooring, WC and wash hand basin.

Playroom 3.92m x 3.65m (12'10" x 12'): solid wood flooring.

FIRST FLOOR

Landing 5.17m x 4.51m (17' x 14'10"): at widest point, solid wood flooring.

Bathroom 2.72m x 3.35m (8'11" x 11'): tiled flooring and walls, bath, shower, WC and wash hand basin.

Bedroom 1 3.92m x 3.65m (12'10" x 12'): laminate wood flooring and built-in wardrobes.

Bedroom 2 3.92m x 3.65m (12'10" x 12'): laminate wood flooring.

Bedroom 3 3.81m x 4.34m (12'6" x 14'3"): laminate wood flooring and built-in wardrobes.

Ensuite 1.48m x 2.08m (4'10" x 6'10"): tiled flooring and shower, WC and wash hand basin.

Master bedroom 4 3.55m x 4.34m (11'8" x 14'3"): solid wood flooring and walk-in wardrobe.

Ensuite 1.50m x 2.60m (4'11" x 8'6"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Spacious property of approx. 2477 sq ft.
- Prestigious Residential Location close to Gorey town.
- Bespoke individual finish throughout.
- Mature Landscaped Garden.
- Large detached garage.







Directions
Y25C430





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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