

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Leary Kinsella



Movolee,
Ballinahask,
Kilmuckridge,
Co. Wexford, Y25EW77

BER C

sherryfitz.ie



Movolee is an exceptional four-bedroom detached family residence set in a peaceful rural location, just a short drive from the charming villages of Kilmuckridge and Blackwater. Extending to approximately 206.5 sq.m. (2,223 sq.ft.), including attic area, this deceptively spacious bungalow offers generous living accommodation, making it an ideal home for growing families or those seeking a tranquil countryside retreat.

A welcoming entrance hallway immediately sets the tone for the space and comfort found throughout the home. The well-proportioned sitting room features a beautiful marble fireplace with an open fire, creating a warm and inviting focal point. The spacious kitchen enjoys lovely views over the rear garden.

The bedroom accommodation comprises four generously sized bedrooms, including a spacious principal bedroom complete with ensuite facilities, together with a large family bathroom. Two additional attic rooms provide excellent storage space or offer further potential, subject to the necessary consents.

Outside, the property is surrounded by mature hedging and trees, creating a private and sheltered setting. The gardens are laid mainly in lawn to the front, side and rear, while a substantial detached garage offers excellent storage or workshop space. A gravel driveway provides ample off-street parking for several vehicles.

Enjoying a picturesque countryside setting with stunning rural views, Movolee combines peaceful country living with the convenience of nearby villages and easy access to some of County Wexford's most spectacular beaches. This is a wonderful opportunity to acquire a spacious family home in a highly desirable location, only five minutes drive from Kilmuckridge Village and its many amenities to include primary & secondary schools, shops, pubs and hotel.

Early viewing is highly recommended to fully appreciate the generous accommodation, beautiful surroundings and exceptional lifestyle this impressive property has to offer.



Accommodation

Entrance Hall 5.15m x 2.39m (16'11" x 7'10"): at widest point, carpet flooring.

Sitting Room 4.02m x 6.76m (13'2" x 22'2"): carpet flooring, built in shelving and storage units and feature open fireplace with marble surround.

Kitchen/Dining 3.16 (10'4")m x 7.83 (25'8")m at widest point: wood flooring and fitted kitchen units.

Bedroom 1 4.34m x 3.35m (14'3" x 11'): Double doors to rear garden.

Bathroom 1.66m x 1.98m (5'5" x 6'6"): tiled floor and walls, shower, WC and wash hand basin.

Bedroom 2 4.00m x 2.99m (13'1" x 9'10"): Laminate wood flooring.

Bedroom 3 4.55m x 3.69m (14'11" x 12'1"): Laminate wood flooring.

Master Bedroom 3.72m x 4.05m (12'2" x 13'3"): at widest point, laminate wood flooring.

En-Suite 2.15m x 0.82m (7'1" x 2'8"): tiled shower, WC and wash hand basin.

First Floor

Landing 4.22m x 1.04m (13'10" x 3'5"): at widest point.

Attic Room 1 4.20m x 5.66m (13'9" x 18'7"):

Attic Room 2 4.22m x 6.73m (13'10" x 22'1"):





Special Features & Services

- Spacious accommodation of approximately 206.5 sq.m. (2,223 sq.ft.)
- Large detached garage
- Site size approx. 0.84 acre
- Oil fired central heating.
- Short distance to Kilmuckridge and Blackwater village
- Stunning private countryside setting





Directions
Y25 EW77.

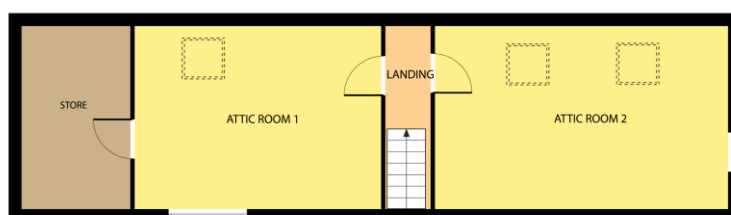




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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