

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tomnahealy,
Tara Hill,
Gorey,
Co. Wexford, Y25KR80



sherryfitz.ie



Tomnahealy is a three-bed residence occupying a large circa 0.356 hectare/0.879 acre site, nestled neatly at the foot of Tara Hill. The detached home is in need of modernisation and restoration but it is the ideal project for any property enthusiast.

There is ample parking to the front and side of the property.

The accommodation extends to 1,161sqft approx. and includes a kitchen/dining room, sitting room, three bedrooms and a sunroom. The rear of the property faces south and would make a lovely terrace for enjoying the sun all day long. Also included in the sale is a c.1,744sqft shed which would lend itself to a large garage or a home-based business.

Situated in the much sought after 'Tara Hill' just off the coast road, Tomnahealy is a most popular area in an excellent location with a world of amenities on hand in nearby Gorey, only minutes from the beautiful Wexford coastline and the M11 for an easy commute. While amenities in the immediate area and in walking distance, include primary school, Church and GAA complex,

Viewing is a must for discerning buyers to appreciate what is on offer in this unique property.



Accommodation

GROUND FLOOR

Entrance Hallway 1.53m x 6.75m (5' x 22'2"): at widest point.

Sitting Room 4.47m x 4.52m (14'8" x 14'10"):

Kitchen/Dining 5.64m x 3.45m (18'6" x 11'4"):

Office/Study 5.54m x 3.34m (18'2" x 10'11"):

Sunroom 2.60m x 6.62m (8'6" x 21'9"): at widest point.

Bedroom 1 & Bathroom area: 6.00m x 6.50m (19'8" x 21'4"):



FIRST FLOOR

Landing

Bedroom 2 2.83m x 3.31m (9'3" x 10'10"): at widest point.

Bedroom 3 2.61m x 3.31m (8'7" x 10'10"): 2.61 m x 3.31 m





Special Features & Services

- Three-bedroom dwelling c.1161sqft.
- Standing on extensive grounds.
- Superb location close to Kilgorman beach and 4.5km to M11(Junction 22).
- South facing rear.
- Scenic views.
- c.1,744sqft shed suitable for a variety of uses.
- Walking distance to Tara Hill school, Church and Castletown GAA Complex and Indoor Sports arena.
- Approx. five minutes drive to Gorey town.

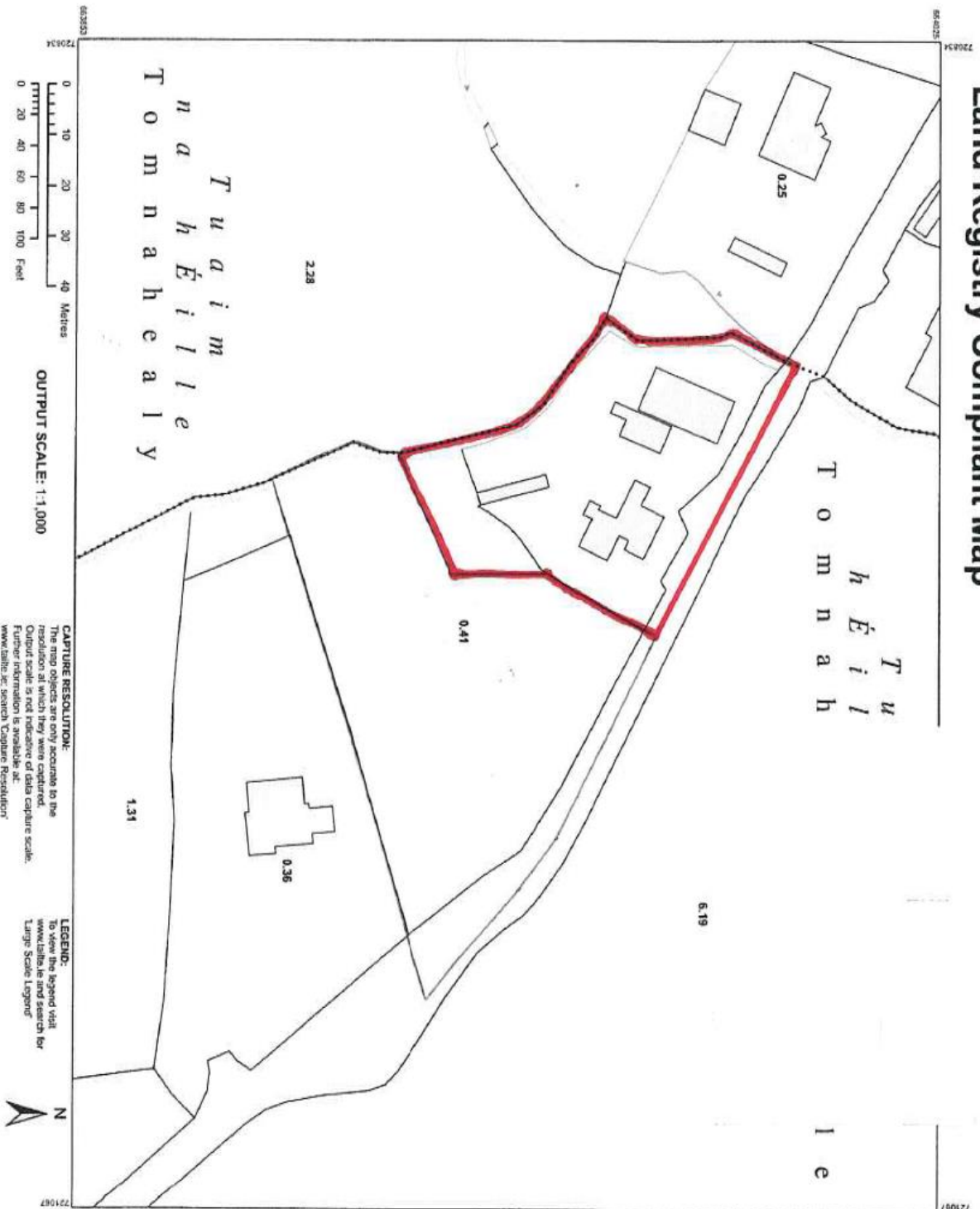




Directions
Y25KR80



Land Registry Compliant Map



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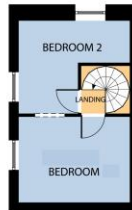
GROUND FLOOR



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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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