

For Sale

Asking Price: €625,000

**Sherry
FitzGerald**
O'Leary Kinsella



Bryn Hafod,
Mullawnfin,
Gorey,
Co. Wexford, Y25 V2X4

BER B

sherryfitz.ie



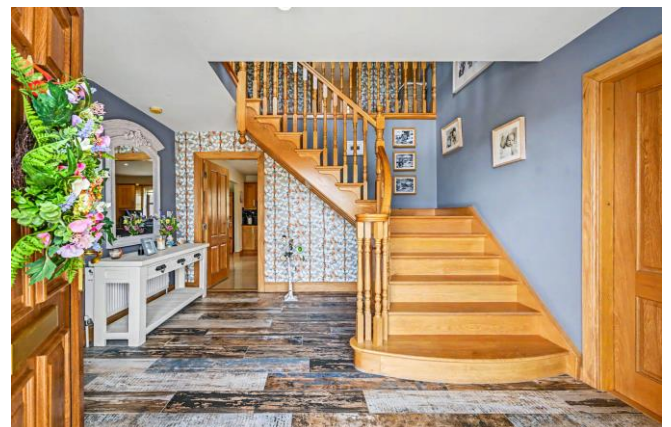
Bryn Hafod, is an exceptional opportunity to acquire a prestigious detached family home in a superbly private and tranquil setting, yet just 1.2 km from Gorey town and less than a five-minute drive from its extensive range of amenities.

Presented in pristine decorative condition throughout, this impressive residence extends to approximately 247 sq m (2,659 sq ft) and occupies an elevated position on a generous 0.42 Ha (1.03 acre) site. Approached via a sweeping wraparound driveway, the property enjoys extensive parking, mature natural boundaries and superb views over the surrounding countryside.

Internally, the property combines spacious, beautifully proportioned accommodation with contemporary finishes and a warm, homely atmosphere. The impressive entrance hall with feature staircase leads to generous reception rooms, a fabulous kitchen/dining area and a bright, light-filled sunroom. Upstairs, there are four large bedrooms, each with recently upgraded contemporary ensuites. A particularly spacious family bathroom features a luxurious double Jacuzzi bath, while the landing and bedrooms enjoy outstanding countryside views.

The extensive grounds are currently laid out in lawned gardens and offer excellent privacy, space and versatility. The large, detached garage and garden shed provide valuable additional space and could be adapted to suit a variety of uses, subject to the necessary permissions.

A rare opportunity to acquire a high-quality family residence offering the perfect combination of country tranquility, privacy and convenience, just minutes from Gorey. Early viewing is highly recommended.



Accommodation

GROUND FLOOR

Entrance Hall 4m x 3.5m (13'1" x 11'6"): laminate flooring and understairs storage.

Living Room 4.5m x 5.2m (14'9" x 17'1"): laminate floor, feature fireplace with insert stove & granite heart, double aspect and double doors to dining room.

Family Room / Office / Bedroom 5 4.4m x 5.3m (14'5" x 17'5"): carpet flooring, built-in units and double aspect.

Dining Room 4.5m x 5.2m (14'9" x 17'1"): polished porcelain floor, double doors to living room, double doors to sunroom and archway to kitchen.

Sunroom 4.5m x 4.2m (14'9" x 13'9"): polished porcelain floor, double doors to dining room and patio doors off to gardens.

Kitchen 4.6m x 4.5m (15'1" x 14'9"): polished porcelain floor, fully fitted Oak Shaker Style wall & floor units with all appliances, island, granite worktops, tiled over splashback and insert lighting.

Rear Hallway 3.9m x 1.3m (12'10" x 4'3"): polished porcelain floor and door off to rear.

Utility Room 2.4m x 2.3m (7'10" x 7'7"): polished porcelain floor, fully fitted Oak Shaker Style wall & floor units matching kitchen and tiled over splashback.

Guest WC 2.4m x 1.5m (7'10" x 4'11"): fully tiled, wash hand basin and W.C.

FIRST FLOOR

Landing 4m x 5.3m (13'1" x 17'5"): carpet flooring.

Bedroom 1 / Master 4.5m x 3.9m (14'9" x 12'10"): laminate flooring.

Ensuite 3.1m x 1m (10'2" x 3'3"): fully tiled, vanity unit, power shower, chrome towel rail, and W.C.

Walk-in-wardrobe 1.3m x 1.3m (4'3" x 4'3"): carpet flooring.

Bedroom 2 4.5 (14'9")m x 4.2 (13'9")m + 1.3 (4'3")m x 1 (3'3")m: carpet flooring.

Ensuite 1.3m x 2.7m (4'3" x 8'10"): fully tiled, power shower, wash hand basin and W.C.

Bedroom 3 4.4m x 3.9m (14'5" x 12'10"): carpet flooring and hotpress.

Bedroom 4 4.4m x 4.2m (14'5" x 13'9"): carpet flooring.

Ensuite 3.1m x 1m (10'2" x 3'3"): (Jack & Jill to Bedroom 3 & 4), fully tiled, vanity unit, power shower and W.C.

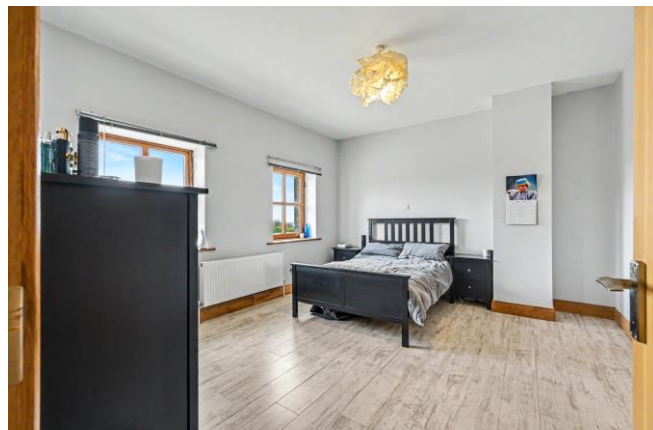
Bathroom 4m x 2.7m (13'1" x 8'10"): fully tiled, double jacuzzi bath, electric shower, W.C. and wash hand basin.

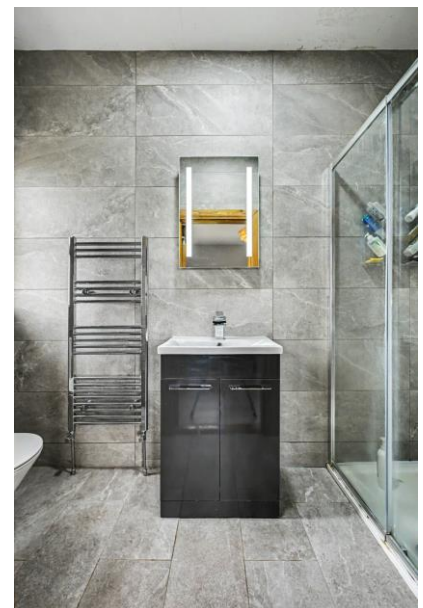




Special Features & Services

- Prestigious detached family residence.
- Approx. 247 sq m (2,659 sq ft) of accommodation.
- Generous 0.42 Ha (1.03 acre) private site.
- Superb elevated countryside setting.
- Only 1.2 km from Gorey town.
- Less than five minutes' drive to local amenities.
- Sweeping wraparound driveway with extensive private parking.
- Garage 9M x 6M.
- Garden shed.







Directions
Y25 V2X4





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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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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