

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
O'Leary Kinsella



4 Goose Green,
Killenagh,
Gorey,
Co Wexford
Y25E094

BER E2

sherryfitz.ie



4 Goose Green is a charming 2-bedroomed modern bungalow in a great location, minutes from the village of Ballycanew. This property provides bright and versatile living accommodation.

The accommodation extends to the total floor area of 57.9sqm approx. and comprises of entrance hallway, dining/living room, kitchen, two bedrooms and a family bathroom.

Externally the property has a lawn to the front with a gravel driveway which provides ample parking, the rear south-west facing garden is low maintenance. Positioned in a small enclave of just four detached homes, the property also benefits from a share in the common green area to the front of the development, this truly is a hidden gem.

The property enjoys an excellent location only minutes from the villages of Ballycanew, Courtown and Ballygarrett, approximately 10km to Gorey town centre and to the M11 with a host of local amenities. This home is only a 10-minute drive some of Wexford's beautiful beaches. Conveniently, the property is a short walk from two local pubs!

Viewing is highly recommended to truly appreciate everything this property has to offer and with its excellent location.



Accommodation

Entrance Hallway 4.35m x 1.07m (14'3" x 3'6"): carpet flooring.

Dining/Living Room 3.14m x 7.63m (10'4" x 25'): at widest point, carpet flooring, timber clad ceiling, sliding doors to rear garden and archway to kitchen.

Kitchen 2.44m x 3.18m (8' x 10'5"): linoleum flooring, tiled backsplash, fitted kitchen units, and electric cooker.

Bathroom 1.71m x 3.18m (5'7" x 10'5"): at widest point, linoleum flooring, tiled shower, WC and wash hand basin.

Bedroom 1 2.44m x 3.18m (8' x 10'5"): carpet flooring.

Bedroom 2 2.25m x 3.18m (7'5" x 10'5"): carpet flooring.





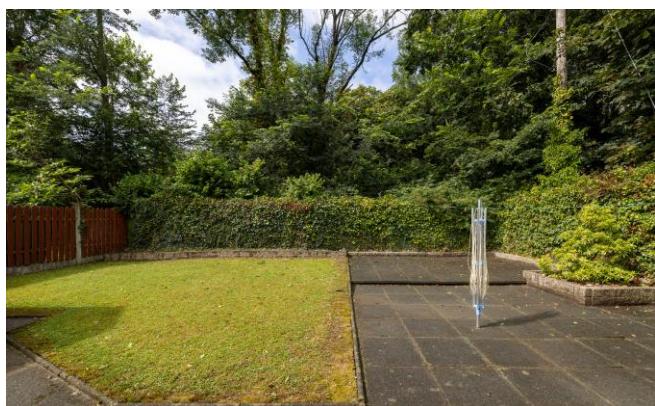
Special Features & Services

- Detached bungalow c. 623sqft.
- Stunning location, 10.4km from Gorey town centre, 2.8km from Ballycanew.
- Easy access to the M11 motorway.
- Walk-in condition.
- Convenient to local amenities.
- Easy reach of numerous local beaches.
- Short walk to two local pubs.
- Dual Central Heating: Oil fired and open fire with a back boiler.
- Small enclave of just four detached homes.

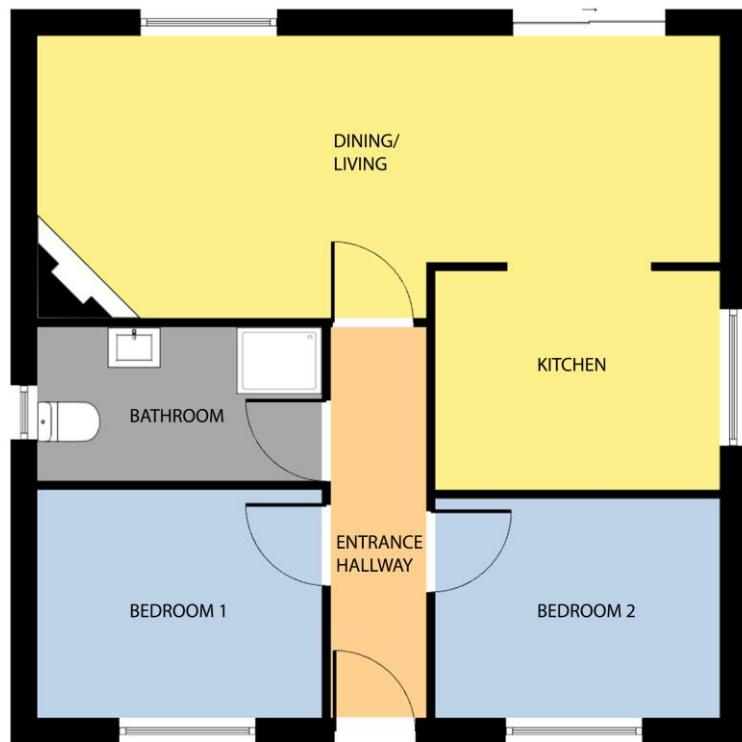




Directions
Y25E094



GROUND FLOOR



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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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.
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.
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