

# For Sale

Asking Price: €400,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Kilcavan Lower,  
Tara Hill,  
Gorey,  
Co. Wexford  
Y25 DT66



[sherryfitz.ie](http://sherryfitz.ie)



Perfectly positioned in Tara Hill village, this charming three-bedroom detached bungalow enjoys an enviable setting adjacent to Tara Hill National School and opposite the local church, nestled in the scenic foothills of Tara Hill. The property stands on approximately 0.7 acres of mature, private grounds.

Extending to approximately 77.6sqm./835sqft., the accommodation comprises a welcoming living room with feature open fireplace, a kitchen, three generously sized bedrooms, and a family bathroom. The house has been vacant for some years and should qualify for the Vacant Property Refurbishment Grant (any potential applicant will need to check this for themselves).

Outside, the established gardens offer excellent privacy and ample space for outdoor living and recreation together with a paddock to the rear. A detached block-built garage, along with an steel shed, provides superb storage and potential for workshop use.

This highly convenient location offers an ideal setting for family life, with a selection of beautiful sandy beaches nearby, Tara Hill National School and Tara Hill Coffee Shop as well as Castletown Gaa sports complex are all within walking distance, and Gorey Town just a five-minute drive away.



**Accommodation**

**Entrance Hall** 1.8m x 1.6m (5'11" x 5'3"): at widest point, carpet flooring.

**Living Room** 2.9m x 4.8m (9'6" x 15'9"): carpet flooring and feature open fireplace.

**Kitchen** 3.9m x 3.2m (12'10" x 10'6"): linoleum flooring, built-in storage and feature stove fireplace.

**Hallway** 3.9m x 1.4m (12'10" x 4'7"): at widest point, carpet flooring.

**Master Bedroom** 4.4m x 3.2m (14'5" x 10'6"): carpet flooring and shower.

**Bedroom 2** 3.6m x 3.0m (11'10" x 9'10"): Carpet flooring.

**Bedroom 3** 2.8m x 3.4m (9'2" x 11'2"):

**Bathroom** 2.6m x 1.4m (8'6" x 4'7"): partly tiled wall, w.c. and plumbed for wash band basin and bath.





### Special Features & Services

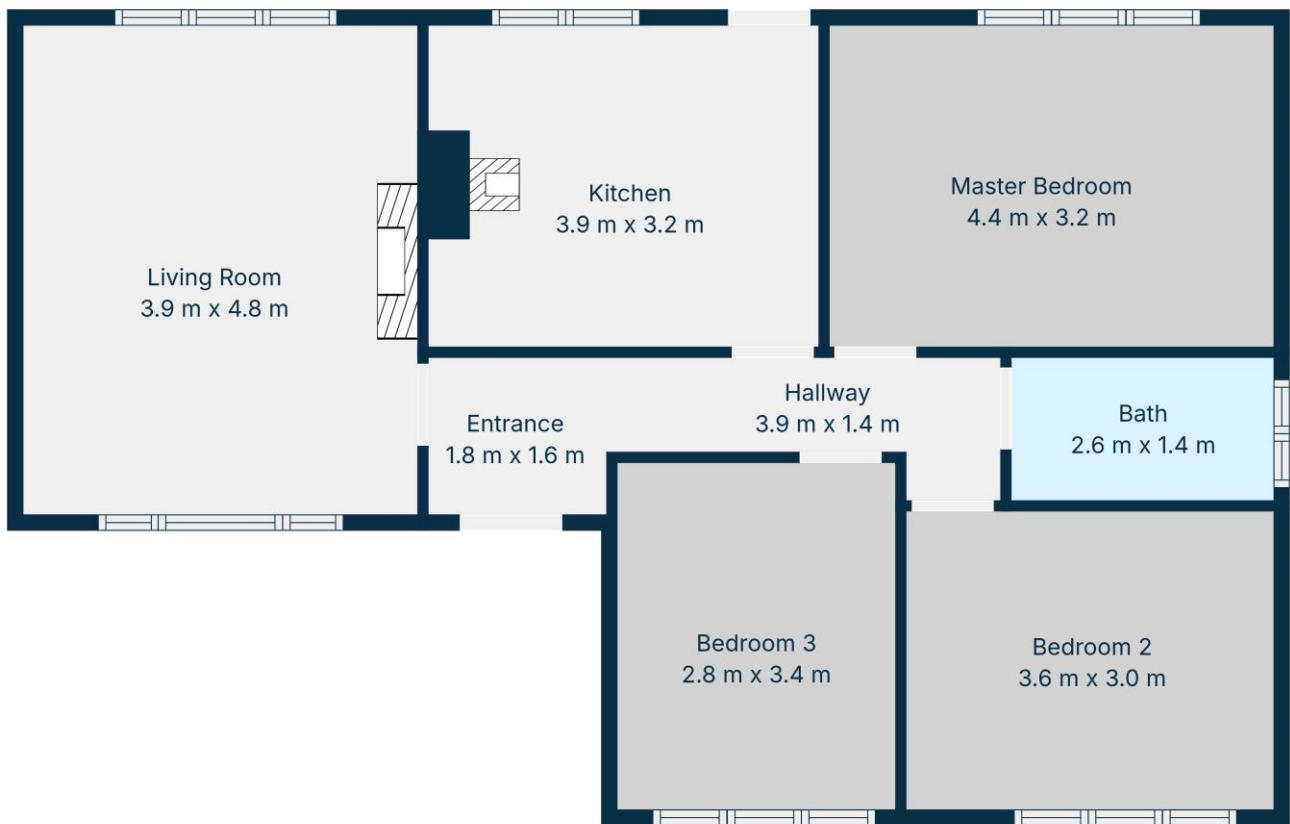
- Three-bedroom dwelling approx. 77.6 sqm./835sq ft.
- Sought after location.
- Tara Hill School and coffee shop within walking distance.
- Plot size: Approx. 0.29hectares (0.7 acres)





Directions  
Y25 DT66





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



### 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.

[sherryfitz.ie](http://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.  
PSRA Registration No. 001510