

For Sale

Asking Price: €400,000

**Sherry
FitzGerald**
O'Leary Kinsella



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



sherryfitz.ie



Perfectly positioned at Kilcavan, Tara Hill, this charming three-bedroom detached residence 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.

Outside, the established gardens offer excellent privacy and ample space for outdoor living and recreation. A detached block-built garage, along with an Adman 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 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

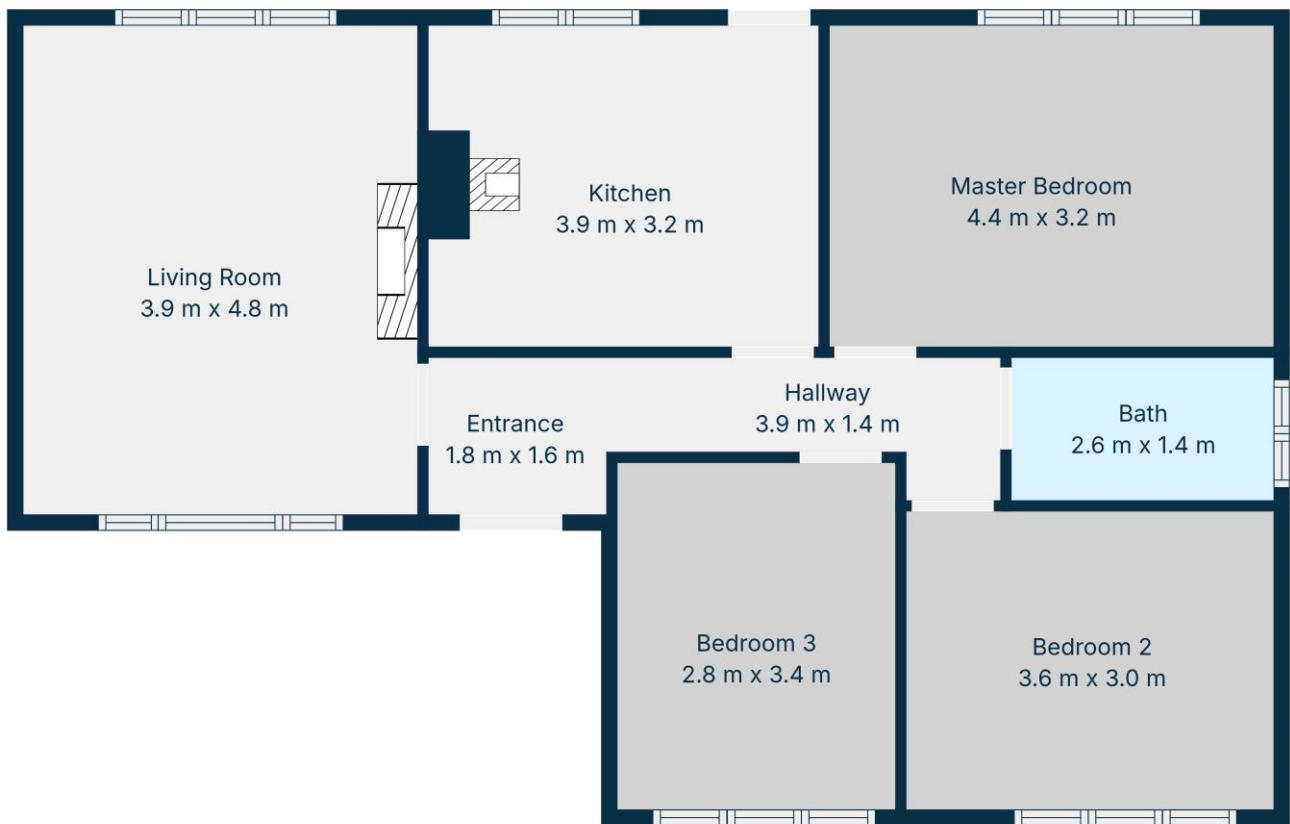
- Three-bedroom dwelling approx. 77.6 sqm./835sq ft.
- Sought after location.
- Tara Hill School and coffee shop within walking distance.
- Plot size: Approx. 0.29hectares (0.7 acres)





Directions
Y25 DT66





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



CONTACT

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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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