

# For Sale

Asking Price: €525,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Courteencurragh,  
Gorey,  
Co. Wexford  
Y25V6Y7

BER B2

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





Sherry Fitzgerald O'Leary Kinsella are delighted to present Courteencurragh to the market. Courteencurragh is a stunning four-bedroom property situated less than 3km from Gorey town and offers an exceptional standard of living with generous space, stylish and striking modern finishes in a truly fantastic location. Spanning approximately 2,958 sq ft, the home is presented in immaculate walk-in condition and ready to welcome its new owners.

The property features a spacious, modern kitchen with sleek contemporary design, ideal for both family life and entertaining. There are four large bedrooms, including a master suite, and a dedicated home office perfectly suited for remote working or study. The living areas are bright, airy, and thoughtfully laid out for comfort and functionality.



Externally the property is approached by stone walls and electric gates with a gravel driveway providing ample parking and lush lawns surrounding the property. The property benefits from solar panels which heats the hot water.

Located less than 10 minutes from Wexford's stunning coastline, this home offers the perfect balance of countryside tranquility and coastal convenience. Gorey town is less than 3km, offering a full range of amenities including schools, shops, cafes, and transport links.

This house will appeal to the purchaser looking for a property in a prime location with a high quality finish and excellent energy rating.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.73m x 1.76m (18'10" x 5'9"): at widest point, tiled flooring.

**Sitting Room** 5.68m x 4.42m (18'8" x 14'6"): carpet flooring, feature open fireplace, built-in shelving, and corner window.

**Kitchen/Dining/Living** 10.13m x 7.12m (33'3" x 23'4"): at widest point, porcelain tiled flooring, fitted kitchen units with matching island and breakfast bar, electric cooker with gas hob, American style fridge freezer, recessed lighting, double doors to patio, vaulted ceiling and feature fireplace with solid fuel stove (back boiler).

**Utility Room** 2.90m x 2.07m (9'6" x 6'9"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

**Bathroom** 2.90m x 2.06m (9'6" x 6'9"): tiled flooring and walls, bath, shower, WC and wash hand basin.

**Bedroom 1** 7.24m x 4.45m (23'9" x 14'7"): at widest point, carpet flooring feature and corner window.

**Walk-in wardrobe** 2.17m x 3.25m (7'1" x 10'8"): carpet flooring and built-in storage units.

**Ensuite** 1.47m x 3.25m (4'10" x 10'8"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 2** 2.87m x 1.16m (9'5" x 3'10"): carpet flooring and sliderobes.

**Jack and Jill Ensuite** 2.87m x 1.16m (9'5" x 3'10"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 3** 2.87m x 3.76m (9'5" x 12'4"): carpet flooring and sliderobes.

**Bedroom 4** 3.48m x 3.95m (11'5" x 13'): at widest point, carpet flooring and built-in wardrobes.

### FIRST FLOOR

**Landing** 6.02m x 2.80m (19'9" x 9'2"): at widest point, carpet flooring.

**Playroom** 4.30m x 4.00m (14'1" x 13'1"): carpet flooring.

**Office** 4.00m x 4.50m (13'1" x 14'9"): carpet flooring.





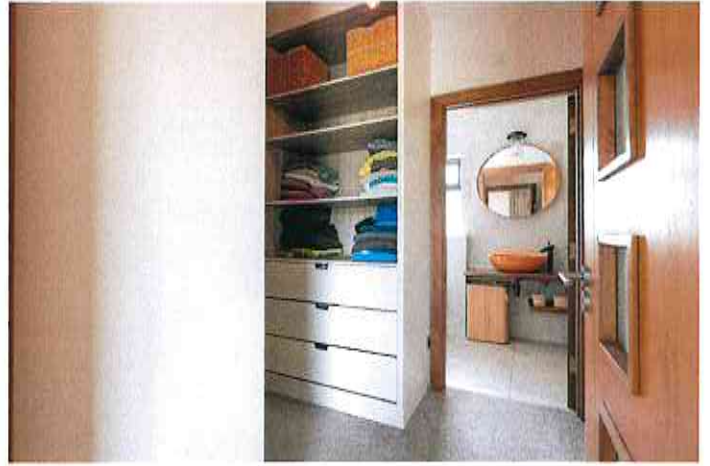


#### Special Features & Services

- Stunning four-bed accommodation 2958 sq ft.
- Walk-in condition.
- Fantastic location less than 10 minutes from Wexford's stunning coastline.
- Just minutes from the M11 – Easy access to Dublin.
- Less than 3km from Gorey town.
- Hi-spec, quality finish.
- Modern décor.
- Electric gates and stone walls.
- B2 – Green energy rating.











Directions  
Y25V67Y



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for general purposes. The owner, vendor and agent/agents do not have any liability or guarantee as to the accuracy or reliability of the plan.

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FIRST FLOOR



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## 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.

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

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