

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Knockina,
Gorey,
Co. Wexford
Y25 V6W8

BER B2

sherryfitz.ie

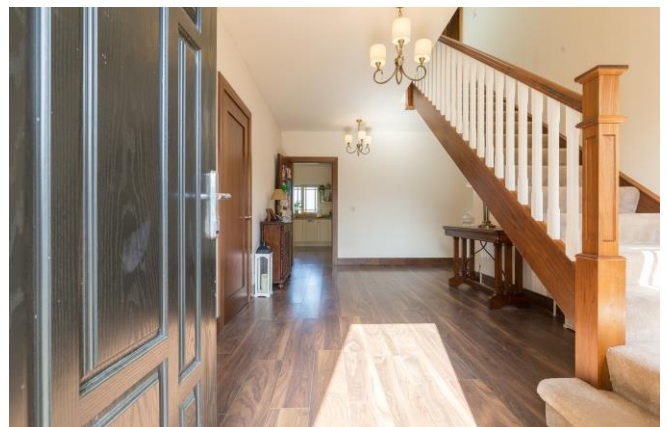


Knockina is an impressive detached family residence standing in a wonderful rural setting while still within close proximity of Gorey town and easy access to M11.

Extending to 249.5msqm (approx.), this fine upstanding 4-bedroom home has been meticulously maintained by the current owners. The inviting hallway sets the tone for this spacious property, off which lies the sitting room which has a cosy and relaxing atmosphere. The fully fitted large kitchen/dining features double doors to a southwest facing garden, perfect for enjoying the evening sun. An archway leads to a spacious living area. Off the kitchen is a utility that leads to the rear garden. Along the corridor is the family bathroom and four generous bedrooms including the impressive master bedroom which has the benefit of walk-in wardrobe and an ensuite bathroom. On the first floor are two attic rooms, currently used for storage.

The site is surrounded by mature trees and hedging which provides a wonderful sense of privacy and seclusion. This property is in impeccable walk-in condition for the lucky new owners.

Call today to arrange a viewing and see how this beautiful country property can suit your needs.



Accommodation

GROUND FLOOR

Entrance Hall 5.77m x 3.00m (18'11" x 9'10"): at widest point, laminate wood flooring.

Sitting Room 3.44m x 4.30m (11'3" x 14'1"): carpet flooring.

Living Room 3.68m x 6.17m (12'1" x 20'3"): at widest point, laminate wood flooring.

Kitchen/Dining 4.11m x 6.23m (13'6" x 20'5"): solid wood flooring, fitted kitchen units, electric double oven electric, integrated dishwasher, integrated fridge freezer and double doors to rear garden.

Utility Room 4.11m x 2.00m (13'6" x 6'7"): laminate wood flooring and built-in storage units.

Utility Room 2.29m x 1.41m (7'6" x 4'8"): laminate wood flooring, plumbed for washing machine and dryer.

Hot press 1.72m x 1.41m (5'8" x 4'8"): laminate wood flooring and built-in shelving.

Bedroom 1 4.17m x 3.50m (13'8" x 11'6"): carpet flooring.

Bedroom 2 4.17m x 3.62m (13'8" x 11'11"): at widest point, carpet flooring, built-in wardrobes.

Bathroom 2.00m x 2.46m (6'7" x 8'1"): tile flooring and walls, bath, WC and wash hand basin.

Bedroom 3 3.16m x 3.71m (10'4" x 12'2"): carpet flooring, built-in wardrobes.

Master Bedroom 4 4.68m x 3.50m (15'4" x 11'6"): carpet flooring and walk-in wardrobe.

Ensuite 2.09m x 1.41m (6'10" x 4'8"): tiled flooring and walls, shower, WC and wash hand basin.

FIRST FLOOR

Landing 4.65m x 2.77m (15'3" x 9'1"): at widest point, carpet flooring.

Attic Room 1 4.65m x 4.39m (15'3" x 14'5"):

Attic Room 2 4.65m x 7.09m (15'3" x 23'3"):





Special Features & Services

- Detached 4 Bedroom dwelling c.2686 sqft approx.
- Beautiful private site.
- South West facing garden.
- Air to water heating system.
- 2.9km from Gorey town centre.
- Easy access to Junction 22 on the M11 motorway at Greens Berry Farm.







Directions
Y25V6W8



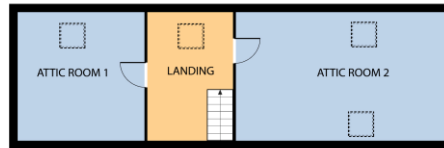
GROUND FLOOR



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.

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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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