

For Sale

Asking Price: €585,000

**Sherry
FitzGerald**
O'Leary Kinsella



Clonough,
Inch,
Gorey,
Co. Wexford
Y25 F585

BER B3

sherryfitz.ie



Impressive four-bedroom home in a much sought after location a short drive from numerous sandy beaches. Standing on a large site this property comes to the market in walk-in condition. Accommodation comprises of wide entrance hall, a spacious family room and a kitchen dining area with beautiful kitchen units. This space opens to the sunroom and provides a beautiful area to relax with access to the south facing decking area. A sitting room to the left of the front door provides another reception room. The utility and guest WC completes the accommodation on the ground floor.

Upstairs there are four double bedrooms, two with ensuite and the main family bathroom completes the living accommodation on this floor.

The Castletown/Tara Hill area provides all the necessary requirements while Arklow and Gorey are only a short drive away. The property also benefits from close proximity to the M11 motorway from which Dublin can be reached in approximately 45 minutes, while Rosslare Europort is a similar distance south.



Accommodation

GROUND FLOOR

Entrance hallway 4.60m x 3.05m (15'1" x 10'): at widest point, tiled flooring.

Sitting room 5.50m x 4.15m (18'1" x 13'7"): at widest point, laminate wood flooring, feature open fireplace and feature bay window.

Family room 5.50m x 4.15m (18'1" x 13'7"): at widest point, solid wood flooring, feature fireplace with solid fuel stove and feature bay window.

Kitchen/Dining 3.65m x 7.55m (12' x 24'9"): tiled flooring, fitted kitchen units with stone worktop and matching island, cooker with electric oven and gas hob, American style fridge freezer and recessed lighting.

Sunroom 4.90m x 4.60m (16'1" x 15'1"): at widest point, solid wood flooring, timber clad vaulted ceiling and double doors to rear garden.

Utility Room 2.35m x 2.60m (7'9" x 8'6"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.20m x 2.60m (3'11" x 8'6"): tiled flooring, WC and, wash hand basin.

FIRST FLOOR

Landing 5.94m x 4.25m (19'6" x 13'11"): at widest point, carpet flooring.

Bedroom 1 3.40m x 3.55m (11'2" x 11'8"): at widest point, solid wood flooring.

Bedroom 2 2.95m x 4.56m (9'8" x 15'): at widest point, carpet flooring.

Bathroom 2.30m x 3.24m (7'7" x 10'8"): at widest point, tiled flooring and walls, bath, shower, WC, and wash hand basin.

Bedroom 3 4.20m x 4.15m (13'9" x 13'7"): at widest point, carpet flooring and feature bay window.

Ensuite 1.45m x 2.58m (4'9" x 8'6"): tiled flooring and walls, shower, WC and wash hand basin.

Master bedroom 4 4.30m x 4.63m (14'1" x 15'2"): at widest point, carpet flooring, feature bay window and walk-in wardrobe.

Ensuite 1.80m x 2.30m (5'11" x 7'7"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

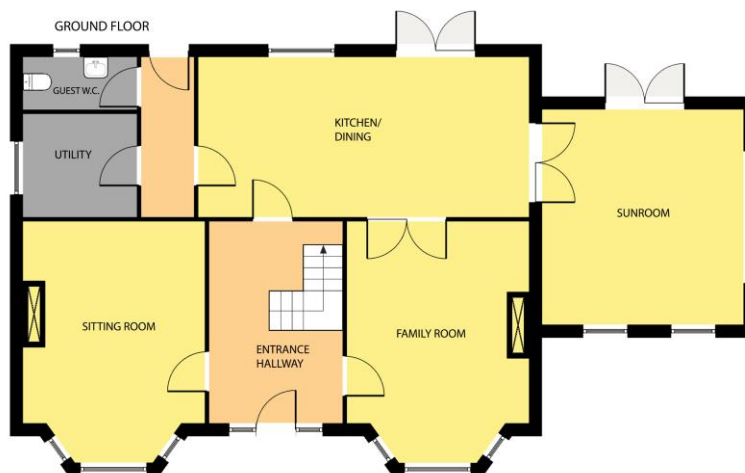
- Four-bedroom property c.2426sqft.
- Standing on extensive grounds.
- Stunning location in north county Wexford.
- Short drive from the beautiful Wexford coastline.
- Impressive well-built home of stature.
- Spacious rooms with good ceiling heights.
- Just off the M11 Motorway.
- Within short distance of a choice of excellent schools at both primary and secondary level.





Directions
Y25 F585

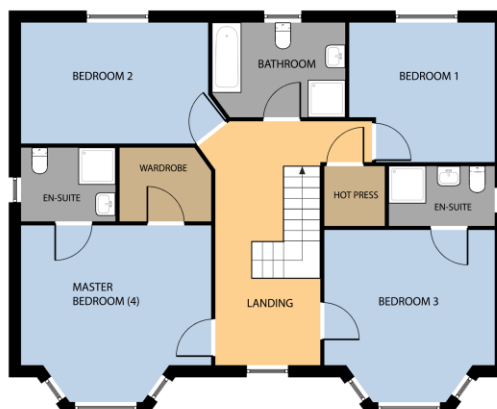




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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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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