

# For Sale

Asking Price: €400,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Mangan,  
Hollyfort,  
Gorey,  
Co. Wexford  
Y25 Y198



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





This charming four-bedroom dormer style property extending to 145.5sqm/1566 sq ft approx., standing on an elevated c0.59-acre site situated on the edge of Hollyfort village. The property captures breathtaking views of the surrounding countryside.

Presented in good condition throughout, the property features bright, well-proportioned living spaces ideal for family living or a countryside retreat and briefly comprises of: entrance hallway, sitting room, kitchen/dining room, utility, guest w.c., living room/bedroom on the ground floor with three bedrooms including the master with ensuite and a family bathroom located on the first floor.

Outside, beautifully maintained gardens surround the property, creating a private and tranquil setting. A raised decking area provides the perfect spot for outdoor dining or simply enjoying the stunning views.

With its combination of natural beauty, modern comfort, and a convenient location just a short drive from Gorey and local amenities, this property offers an exceptional opportunity to enjoy the best of country living in Co. Wexford





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.88 x 2.44m (16' x 8'): at widest point, solid wood flooring.

**Sitting Room** 5.48m x 3.66m (18' x 12'): at widest point, solid wood flooring, feature fireplace with solid fuel stove and double doors to kitchen/dining.

**Kitchen/Dining** 3.66m x 8.08m (12' x 26'6"): Kitchen: tiled flooring and backsplash, fitted kitchen units, electric oven, gas hob, integrated dishwasher and fridge freezer.

Dining: solid wood flooring and double doors to rear garden.



**Utility Room** 2.56m x 1.77m (8'5" x 5'10"): tiled flooring, fitted shelving, plumbed for washing machine and dryer.

**Living Room/Bedroom 4** 5.48m x 3.66m (18' x 12'): at widest point, solid wood flooring.

### FIRST FLOOR

**Landing** 4.52m x 2.30m (14'10" x 7'7"): at widest point, carpet flooring.

**Bedroom 1** 3.24m x 3.76m (10'8" x 12'4"): at widest point, solid wood flooring and fitted wardrobes.

**Bedroom 2** 3.67m x 3.70m (12' x 12'2"): at widest point, solid wood flooring and built-in wardrobes.

**Bathroom** 2.40m x 2.36m (7'10" x 7'9"): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

**Master Bedroom 3** 4.51m x 3.66m (14'10" x 12'): at widest point, solid wood flooring.

**Ensuite** 1.60m x 2.30m (5'3" x 7'7"): solid wood flooring, tiled walls, shower, WC and wash hand basin.





### Special Features & Services

- 4-bedroom detached dormer approx. 145.5sqm/1566 sq ft
- Beautiful, landscaped gardens with raised decking and stunning countryside views
- Peaceful rural setting near Hollyfort, just a short drive from Gorey and local amenities
- Oil fired central heating.
- Solar panels.







**Directions**  
Y25 Y198



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.

COPYRIGHT: SHOWCASE MEDIA,IE

FIRST 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.

COPYRIGHT: SHOWCASE MEDIA,IE



## 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