For Sale

Asking Price: €400,000





Mangan, Hollyfort, Gorey, Co. Wexford Y25 Y198





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 hallyway, 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 (4.88 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.

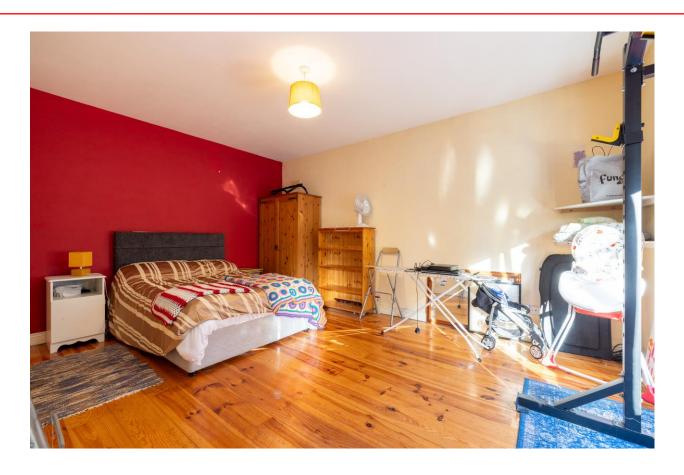
Master Bedroom 3 4.51m x 3.66m (14'10" x 12'): at widest point, solid wood flooring.

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









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

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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.

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