

# For Sale

Asking Price: €530,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Boleany,  
Courtown,  
Co. Wexford,  
Y25 WR85

**BER C1**

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



This beautiful contemporary four-bedroom detached dwelling with stables and a barn, located only 6km from Gorey, Co. Wexford and with easy access to the M11, one hour from Dublin. A great location, close to the beach, and ample amenities including shops, restaurants, schools and two golf courses.

This modern family home enjoys the benefits a large fully equipped kitchen/dining room complete with Belfast sink and feature corner fireplace with solid fuel stove and double doors leading to the west facing patio area, a living room with feature open fireplace and a separate sitting room also with feature open fireplace, four bedrooms with the master enjoying a walk-in wardrobe and it's own ensuite, a family bathroom with jacuzzi bath, and a utility complete the accommodation.

Outside to the front of the property is a tarmac driveway and parking area with large mature trees and shrubbery providing privacy and seclusion. The stables and barn are situated to the rear of the property.

Viewing is highly recommended to experience this idyllic lifestyle. With the beach only a short distance away, this perfect location and property is sure to strike a chord with families looking to find a beautiful coastal home with all amenities on your doorstep.



## Accommodation

**Entrance Hallway** 14.60m x 2.75m (47'11" x 9'): at widest point, solid wood flooring.

**Sitting Room** 4.70m x 6.35m (15'5" x 20'10"): at widest point, solid wood flooring, feature bay window, recess lighting and feature open fireplace.

**Living room** 4.70m x 4.50m (15'5" x 14'9"): at widest point, carpet flooring, feature open fireplace, and feature bay window.

**Kitchen/Dining** 5.63m x 7.80m (18'6" x 25'7"): at widest point, kitchen: tiled flooring and backsplash, fitted kitchen units with matching island, Belfast sink, integrated fridge freezer, gas hob with electric oven, integrated dishwasher, dining: solid wood flooring, feature corner fireplace with solid fuel stove, vaulted ceiling and double doors to side patio.

**Utility Room** 2.10m x 2.68m (6'11" x 8'10"): tiled flooring and backsplash, fitted storage units and plumbed for washing machine and dryer.

**Bedroom 1** 4.25m x 4.50m (13'11" x 14'9"): carpet flooring.

**Bathroom** 2.21m x 4.50m (7'3" x 14'9"): at widest point, tiled flooring and walls, bath, shower, WC and wash hand basin.

**Bedroom 2** 3.75m x 4.50m (12'4" x 14'9"): at widest point, carpet flooring.

**Bedroom 3** 3.73m x 4.95m (12'3" x 16'3"): at widest point, carpet flooring.

**Master Bedroom 4** 4.23m x 5.43m (13'11" x 17'10"): at widest point, carpet flooring, feature bay window and walk-in wardrobe.

**Ensuite** 1.93m x 1.98m (6'4" x 6'6"): tiled flooring and walls, shower, WC and wash hand basin.





### Special Features & Services

- Spacious four bedroom detached dwelling c. 2437 sq ft approx.
- Quiet countryside location.
- Excellent location, only 3.6 km from Courtown & 6km from Gorey.
- Stables and Barn.
- Electric gates.

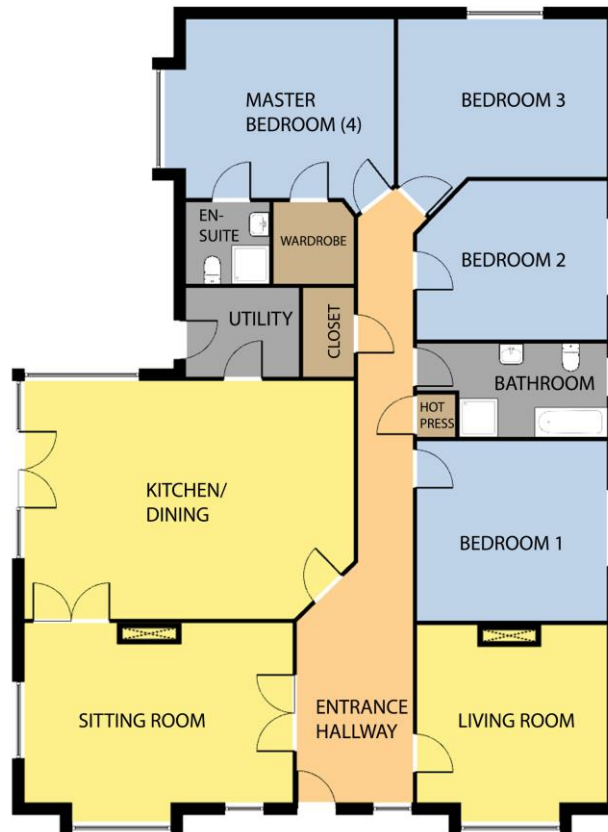




Directions  
Y25WR85



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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**CONTACT**

Sherry FitzGerald O'Leary Kinsella  
Tara View, Esmonde Street, Gorey,  
Co Wexford  
T: 053 9430088  
E: [info@olearykinsella.com](mailto: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)

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