

# For Sale

Asking Price: €450,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



9 An Tardán,  
Killenagh,  
Gorey,  
Co. Wexford  
Y25X335

**BER B**

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



9 An Tardán is an exceptional four-bedroom modern dormer bungalow set on approximately 0.61 acres of beautifully landscaped grounds. Extending to approximately 178 sq.m. / 1,916 sq.ft., this impressive family home is presented in impeccable condition, showcasing stylish and contemporary interiors throughout.

The ground floor accommodation comprises a spacious living room, a modern open-plan kitchen/dining area, sunroom, utility room, and a generous double bedroom with ensuite. The sunroom opens directly onto the beautifully maintained rear gardens, creating the perfect space for relaxing or entertaining. Upstairs, there are three large double bedrooms, including a superb master bedroom with ensuite, and a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property is equally impressive, featuring a tarmac driveway, secure fencing, and exquisitely landscaped gardens in a peaceful and picturesque setting.

Ideally located just 3.2 km from Ballycanew and 10 km south of Gorey, the property enjoys easy access to an extensive range of amenities including shops, supermarkets, restaurants, pubs, schools, and churches. A selection of renowned seaside destinations and sandy beaches are also within close proximity, including Kilmuckridge (10 km), Courtown (8 km), and Cahore (7 km). Dublin is conveniently accessible within approximately one hour's drive.

Viewing of this outstanding home is highly recommended to fully appreciate all it has to offer.



## Accommodation

### Ground Floor

**Entrance Hall 2.47m x 4.87m (8'1" x 16')**: (at widest point): tiled flooring.

**Living Room 4.87m x 3.68m (16' x 12'1")**: laminate wood flooring, feature inset stove fireplace.

**Kitchen/Dining 3.98m x 8.24m (13'1" x 27')**: tiled floor and backsplash, fitted shaker style kitchen units, sliding doors to rear garden.

**Sunroom 3.82m x 3.83m (12'6" x 12'7")**: at widest point: tiled floor, vaulted ceiling with exposed beams.

**Utility Room 1.90m x 2.04m (6'3" x 6'8")**: tiled floor, inbuilt storage units, plumbed for washing machine and dryer.

**Guest WC 0.89m x 2.04m (2'11" x 6'8")**: tiled floor and walls, WC and wash hand basin.

**Master Bedroom 3.80m x 4.81m (12'6" x 15'9")**: laminate wood flooring, built-in wardrobes.

**En-Suite 2.0m x 1.94m (6'7" x 6'4")**: tiled floor and walls, shower, WC, wash hand basin.

### First Floor

**Landing 3.20m x 5.60m (10'6" x 18'4")**: at widest point: carpet flooring.

**Bedroom 2 4.03m x 3.92m (13'3" x 12'10")**: carpet flooring, 2 no. velux windows.

**Ensuite 1.82m x 1.60m (6' x 5'3")**: tiled floor and walls, shower, WC, wash hand basin, velux window

**Bedroom 3 3.70m x 4.23m (12'2" x 13'11")**: at widest point, carpet flooring.

**Bedroom 4 4.10m x 3.07m (13'5" x 10'1")**: at widest point, wood flooring.

**Bathroom 2.67m x 2.78m (8'9" x 9'1")**: tiled floor and walls, bath, w.c. and wash hand basin.

**Hotpress 1.30m x 1.64m (4'3" x 5'5")**:







### Special Features & Services

- Beautiful detached four bedroom dwelling 178 sq.m. / 1,916 sq.ft approx.)
- Resting on c.0.61 acres approx..
- Excellent location
- Impeccably presented in walk in condition
- Spacious landscaped gardens
- Adman Steel shed & brick built shed
- Oil Fired Central Heating
- Polycarbonate Tunnel 4x3Mtrs
- Apple , Pear , Plum trees ( about 8 in all)
- Stira Stairs to fully floored attic.





2nd Floor



1st Floor

**TOTAL: 145 m<sup>2</sup>**

1st floor: 85 m<sup>2</sup>, 2nd floor: 60 m<sup>2</sup>

EXCLUDED AREAS: UNDEFINED: 14 m<sup>2</sup>, BEDROOM 2: 1 m<sup>2</sup>, BEDROOM 3: 0 m<sup>2</sup>,  
LANDING: 0 m<sup>2</sup>, BEDROOM 4: 0 m<sup>2</sup>, LOW CEILING: 2 m<sup>2</sup>,  
HOT PRESS: 0 m<sup>2</sup>, WALLS: 15 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**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**

**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