

For Sale

Asking Price: €450,000



Macoyle Upper,
Inch,
Gorey,
Co Wexford,
Y25P6F8

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BER C1

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Nestled in a peaceful rural area only five minutes from the beach, this extremely spacious bungalow offers an exceptional opportunity for those looking to create their dream family home.

Set back from the road in a serene countryside setting, yet just ten minutes from both Arklow and Gorey and with easy access to the M11 motorway, this property should appeal to many buyers. Especially those seeking to achieve the perfect balance of peace, privacy and accessibility.

The property itself offers generous accommodation comprising of entrance hallway, living room, kitchen/dining room, utility, guest shower room, three bedrooms, master ensuite and a family bathroom. In addition, the huge attic space (1100 sq ft) is floored, plumbed and ripe for conversion.

Expansive grounds surrounding the bungalow offer numerous possibilities for outdoor projects or potentially further development. Bring your vision to life, with plenty of space for gardens, patios, or possibly even additional structures.

A blank canvas awaits! Ideal for those who wish to design a personalized indoor and outdoor living.



Accommodation:

Entrance Hall 8.40m x 3.60m (27'7" x 11'10"): An impressive entrance hall awaits to welcome you to this spacious home. One is initially met with a vaulted ceiling and a decorative tiled floor, leading to a solid timber floored space with doors to all rooms and Stira access to the loft/attic.

Living Room 8.11m x 3.97m (26'7" x 13'): The large living room is to the front of the property overlooking the entrance drive it is bright and filled with natural light via the three large windows. A raised brick fireplace houses a wood burning stove under a timber mantle. Glass panelled doors lead to the hallway and to the kitchen/dining room.

Kitchen/Dining Room 8.11m x 3.82m (26'7" x 12'6"): This country style kitchen is to the rear of the property and dual aspect overlooking the garden to the side and rear. The fully fitted high and low timber units provide ample storage space and integrated appliances include a ceramic hob and double eye level oven. It's plumbed for dishwasher and the room has a large solid fuel stove with back boiler and inset lighting throughout. Double doors lead out to the rear patio and garden.

Utility Room 4.46m x 3.60m (14'8" x 11'10"): Leading off the kitchen is the large utility room with access to the guest shower room, which is fitted with shower unit, pedestal wash hand basin and wc. The utility is fitted with extra storage units and worktop space and is plumbed for a washing machine & dryer. There is also a door leading to the rear garden.

Shower Room 3.60m x 1.51m (11'10" x 4'11"):

Hallway 4.95m x 1.30m (16'3" x 4'3"):

Bedroom 1 4.34m x 3.72m (14'3" x 12'2"): The master bedroom is to the rear of the property and has access to the en-suite shower room, fitted with walk in double shower unit with dual head rain shower, wc and pedestal wash hand basin.

En-Suite 2.42m x 1.74m (7'11" x 5'9"): Fitted with walk in double shower unit with dual head rain shower, wc and pedestal wash hand basin.

Bedroom 2 4.83m x 3.97m (15'10" x 13'): The second large bedroom is to the front and has solid timber flooring throughout.

Bedroom 3 4.08m x 3.84m (13'5" x 12'7"): Spacious and bright double room with solid timber floors.

Bathroom 3.11m x 2.42m (10'2" x 7'11"): Large bathroom to the rear with whirlpool bathtub, pedestal wash hand basin, wc and corner shower unit.

Attic Space The vast attic space is floored and plumbed in preparation for further development. The space is flooded with natural light from above via the numerous Velux windows.

Garden The entire site measures an acre of lawn with fence surround, patio area and wraparound driveway with ample parking for numerous vehicles.





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Included in the sale:

Carpets, blinds, light fittings, all built in and integrated items.

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Special Features & Services:

Special Features:

- 3 spacious bedrooms, each offering their own views of the surrounding countryside.
- A generous living room and kitchen/dining with wood fired stoves, perfect for family gatherings.
- Location is quiet and private while still being within minutes of local amenities.
- 1 acre site with huge potential.

Services:

- Own bore well.
- Sewage to treatment unit on site.
- Oil fired central heating.
- Mains electricity,
- Telephone, Broadband and Satellite available in the area.



Directions:

Eircodes is as follows: Y25 P6F8



Ground Floor



Total area: approx. 185.2 sq. metres



NEGOTIATOR

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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.

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