

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
O'Leary Kinsella



Cherry Tree,
Knockavotha,
The Rock, Gorey,
Co. Wexford
Y25N563



sherryfitz.ie



"Cherry Tree", is a luxurious five-bedroom detached property in a prestigious location, residing on a c.1 acre site with mature trees and hedging to boundary to enhance privacy and seclusion. Meticulously designed to an extremely high standard, with sensational views of the rolling north Wexford countryside. Placed just 3.2 kilometres from Gorey and with ease of access to the M11, makes this an easy commuting neighbourhood.

One cannot fail to be impressed by this approximately 278.4sqm light filled residence, where emphasis has been placed on light and space.

On entry you are welcomed to the large reception hall, to the right lies a kitchen/dining/ living with double doors to the well-proportioned sitting room. Along the corridor are three well-proportioned bedrooms two of which have their own ensembles and a family bathroom. Upstairs, there is a bright and airy landing with a further three attic rooms that provide a versatile space.

Outside, the property is approached by a sweeping driveway which leads to the front of the house. The front garden and driveway border have been landscaped with a variety of mature shrubs and trees with an expansive lawn and is a south facing with a wonderful sense of privacy and seclusion.



Accommodation

GROUND FLOOR

Entrance Hallway 7.60m x 2.75m (24'11" x 9'): at widest point, laminate wood flooring.

Sitting Room 6.84m x 4.94m (22'5" x 16'2"): at widest point, laminate wood flooring, feature fireplace with inset stove, feature bay window and double doors to kitchen/dining/living.

Kitchen/Dining/Living 8.49m x 9.55m (27'10" x 31'4"): at widest point, laminate wood flooring, fitted kitchen units with matching island breakfast bar, electric double oven, electric hob, American-style fridge freezer, integrated dishwasher, double doors to rear patio and side patio)

Bathroom 2.82m x 2.77m (9'3" x 9'1"): tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 1 2.82m x 2.56m (9'3" x 8'5"): carpet flooring.

Bedroom 2 4.53m x 3.78m (14'10" x 12'5"): carpet flooring, built-in wardrobes and double doors to decking.

Ensuite 2.82m x 0.96m (9'3" x 3'2"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 4.26m x 3.50m (14' x 11'6"): carpet flooring and built-in wardrobes.

Ensuite 2.58m x 1.02m (8'6" x 3'4"): tiled flooring and walls, shower, WC and wash hand basin.

FIRST FLOOR

Landing 2.36m x 5.71m (7'9" x 18'9"): at widest point, carpet flooring.

Attic Room 2 3.50m x 4.94m (11'6" x 16'2"): carpet flooring.

Attic Room 1 5.30m x 4.25m (17'5" x 13'11"): at widest point, carpet flooring.

Ensuite 2.95m x 1.05m (9'8" x 3'5"): tiled flooring and walls, shower, WC and wash hand basin.

Attic Room 3 5.30m x 12.08m (17'5" x 39'8"): at widest point, carpet flooring, snooker table.





Special Features & Services

- Five-bedroom detached Dwelling 2,997 sq ft approx.
- Idyllic countryside location only 3.2km to Gore.
- Amazing views.
- Less than 5 minutes to the M11.





Directions
Y25N563





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 IMAGES.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 IMAGES.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

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