

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
O'Leary Kinsella



Donishall,
Carnew,
Co. Wexford
Y14 WF95

BER C1

sherryfitz.ie



Donishall is an impressive detached four -bedroom family residence standing on beautiful gardens in a wonderful rural setting while still situated approx. 5 mins approx. to Carnew Village and 20mins from drive away from the lively town of Gorey and the M11, providing excellent accessibility to North Wicklow and South Dublin. Extending to 2,525sqft (approx.), this very fine home has been meticulously maintained by the current owners.

The airy hallway sets the tone for this spacious property, off which lies the sitting room with a feature fireplace with solid fuel stove. The room offers fine proportions and enjoys views of the garden and surrounding countryside. The kitchen/dining area also enjoys views over the rear garden and has double doors to the side (wheelchair accessible) and a solid fuel stove with brick surround creating a cosy and relaxing atmosphere. Beside the kitchen is a useful utility with fitted units. There is a family bathroom with corner bath and four bedrooms, two with ensuite on the ground floor. Rising to the first floor one finds a large bright attic area perfect for storage.

Outside to the front of the property is a generous tarmacked driveway and parking area with large mature trees and shrubbery providing privacy and seclusion. To the rear of the property stands the large workshop with roller doors and secured area for kids to play safely.

Call today to arrange a viewing and see how this beautiful country property can suit your needs.



Accommodation

Entrance hallway 3.00m x 3.00m (9'10" x 9'10"): at widest point, solid wood flooring.

Sitting room 8.72m x 6.10m (28'7" x 20'): at widest point, solid wood flooring, feature bay window, feature fireplace with solid fuel stove and built-in shelving.

Kitchen/Dining 7.42m x 6.10m (24'4" x 20'): at widest point, solid wood flooring, fitted kitchen units, island with breakfast bar, electric double oven, fridge freezer, electric hob, double doors to side garden and solid fuel stove (back boiler).

Utility Room 3.40m x 2.43m (11'2" x 8'): laminate wood flooring, plumbed for washing machine and dryer.

Bathroom 4.80m x 2.44m (15'9" x 8'): tiled flooring and shower, WC, corner bath and wash hand basin.

Bedroom 1 4.80m x 3.27m (15'9" x 10'9"): laminate wood flooring.

Bedroom 2 4.80m x 3.27m (15'9" x 10'9"): laminate wood flooring and built-in wardrobes.

Bedroom 3 4.80m x 3.76m (15'9" x 12'4"): at widest point, laminate wood flooring.

Ensuite 1.42m x 2.56m (4'8" x 8'5"): tiled flooring and shower, WC and wash hand basin.

Master bedroom 4 4.16m x 6.10m (13'8" x 20'): at widest point, laminate wood flooring, feature bay window and built in dressing units.

Ensuite 1.42m x 2.56m (4'8" x 8'5"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Four-bedroom detached dwelling (c. 2525sqft approx.)
- Family friendly, fully enclosed, secure garden.
- Beautiful Countryside setting with lovely views
- Fully floored attic/storage space.
- Only 5mins from Carnew Village & approx. 20 minutes to Gorey town and 15 mins from the M11
- Large useful workshop to the rear.





Directions
Y14WF95



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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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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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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