

# For Sale

Asking Price: €400,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



3 Waterside Close,  
Askamore,  
Gorey,  
Co. Wexford  
Y25R921

**BER** B3

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





3 Waterside Close is an impressive detached four-bedroom property standing on landscaped gardens in a wonderful rural setting while still within close proximity of the village of Carnew. Extending to 203.2sqm (approx.), this very fine home has been meticulously maintained by the current owners.

On entering the property you are welcomed by a bright and spacious hallway, off which lies the sitting room with an open fireplace creating a cosy and relaxing atmosphere. The room offers fine proportions and enjoys lovely views through the large bay window of the mature manicured garden. The kitchen/dining area also enjoys views over the front and rear garden and has double doors to the sunroom. Beside the kitchen is a sunroom with doors opening out on to the side patio. There are two bedrooms, one with ensuite, a large utility and a guest W.C also on the ground floor. Upstairs is a large bright landing area, two spacious bedrooms, including the master bedroom with ensuite, walk-in wardrobe and a shower room.

Outside the property is a generous gravel driveway which provides ample parking. The large lawn to the rear of the dwelling provides a beautiful outdoor space that is surrounded by mature hedging.

With striking views from this delightful property, viewing is a must to realise its true potential.



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 3.92m x 5.28m (12'10" x 17'4"): at widest point, tiled flooring.

**Kitchen/Dining** 8.98m x 4.88m (29'6" x 16'): at widest point, Kitchen: tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, fridge freezer and recessed lighting,

Dining: laminate wood flooring, feature fireplace with solid fuel stove and double doors to sunroom.

**Sunroom** 4.20m x 4.20m (13'9" x 13'9"): tiled flooring and double doors to rear patio.

**Utility Room** 2.50m x 2.30m (8'2" x 7'7"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

**Sitting Room** 4.98m x 4.88m (16'4" x 16'): at widest point, carpet flooring, feature open fireplace, and feature bay window.

**Bedroom 1** 2.80m x 2.88m (9'2" x 9'5"): carpet flooring.

**Bedroom 2** 3.97m x 4.88m (13' x 16'): at widest point, laminate wood flooring.

**Ensuite** 2.80m x 1.00m (9'2" x 3'3"): tiled flooring and shower, shower, WC and wash hand basin.

**Guest WC** 1.37m x 2.63m (4'6" x 8'8"): at widest point, tiled flooring, WC and wash hand basin.

### FIRST FLOOR

**Landing** 4.12m x 3.72m (13'6" x 12'2"): at widest point, carpet flooring.

**Bedroom 3** 5.52m x 3.30m (18'1" x 10'10"): at widest point, laminate wood flooring.

**Bathroom** 2.30m x 3.72m (7'7" x 12'2"): at widest point, tiled flooring and shower, shower, WC, and wash hand basin.

**Master bedroom 4** 4.07m x 4.85m (13'4" x 15'11"): at widest point, laminate wood flooring and walk-in wardrobe.

**Ensuite** 3.00m x 1.88m (9'10" x 6'2"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.







### Special Features & Services

- Beautiful, detached dwelling with stunning views.
- Charming 4 Bed Residence of 2,187 sqft approx..
- Positioned only minutes away from Carnew village.
- Quiet, Rural, Scenic Setting.
- Oil fired central heating.
- Located in a small development of just 5 houses.









Directions  
Y25R921



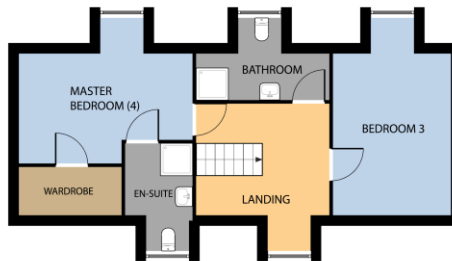
GROUND FLOOR



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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FIRST FLOOR



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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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