

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



Clogher,
Banogue,
Gorey,
Co. Wexford, Y25E339

BER C

sherryfitz.ie



Clogher is a beautiful and contemporary four-bedroom family home which extends to approximately 207 sq.m. (2,228 sq.ft.) and is ideally situated at Banogue, on the outskirts of Gorey town, Co. Wexford. Offering an enviable combination of modern living, privacy and convenience, the property is within easy reach of the M11 motorway and approximately one hour from Dublin.

The thoughtfully designed accommodation provides an excellent balance of spacious living and entertaining areas. The heart of the home is a large, fully fitted kitchen, complemented by a separate dining room with sliding doors opening directly onto the rear patio, creating a seamless connection between indoor and outdoor living. The inviting living room features a solid-fuel stove set within a feature fireplace, providing a warm and welcoming focal point. Also located on the ground floor is the impressive master bedroom, complete with a walk-in wardrobe and ensuite, offering a private and comfortable retreat. Upstairs, there are three generously proportioned double bedrooms and a well-appointed family bathroom, providing ample accommodation for family and guests alike.

The property is set back from the road on a slightly elevated site, enjoying a wonderful sense of privacy and seclusion and stunning countryside views to the front and rear of the property. To the front, a generous tarmac driveway and parking area provides excellent off-street parking, while a mature selection of trees and established shrubbery creates a private and attractive approach. To the rear lies a large garden with a generous patio area, providing an ideal setting for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings.

This is a wonderful opportunity to acquire a stylish and spacious family home in a highly desirable location, combining the tranquility of country and coastal living with the convenience of nearby amenities and excellent transport links. Viewing is highly recommended to fully appreciate the quality, space and idyllic lifestyle this exceptional property has to offer. With the coast and beaches only a short distance away, and Gorey town providing a wealth of shops, cafés, restaurants, schools and everyday amenities close at hand, this superb home is sure to appeal to families and those seeking a beautiful coastal retreat with everything conveniently within reach.



Accommodation

GROUND FLOOR

Entrance Hall 1.9m x 1.7m (6'3" x 5'7"): tiled flooring.

Hallway 5.4m x 3.6m (17'9" x 11'10"): at widest point, solid wood flooring.

Living Room 5.5m x 5.1m (18'1" x 16'9"): solid wood flooring and solid fuel stove.

Dining Room 5.5m x 4.0m (18'1" x 13'1"): solid wood flooring.

Kitchen 5.4m x 4.3m (17'9" x 14'1"): fully fitted kitchen, bespoke larder unit plumbed for washing machine and dryer units, tiled flooring.

Master Bedroom 3.5m x 4.8m (11'6" x 15'9"): carpet flooring.

Walk in Closet 1.5m x 2.4m (4'11" x 7'10"): carpet flooring.

Ensuite 1.9m x 2.4m (6'3" x 7'10"): tiled flooring, w.c., wash hand basin and shower.

FIRST FLOOR

Landing 7.7m x 3.7m (25'3" x 12'2"): solid wood flooring.

Bedroom 2 3.7m x 4.8m (12'2" x 15'9"): carpet flooring.

Bedroom 3 4.3m x 5.3m (14'1" x 17'5"): solid wood flooring.

Bedroom 4 3.7m x 4.3m (12'2" x 14'1"): carpet flooring.

Bathroom 2.3m x 2.5m (7'7" x 8'2"): tiled flooring, W.C., wash hand basin, shower over jacuzzi bath.

Garage 2.9m x 6m (9'6" x 19'8"):

Boiler room 2.9m x 1.3m (9'6" x 4'3"):





Special Features & Services

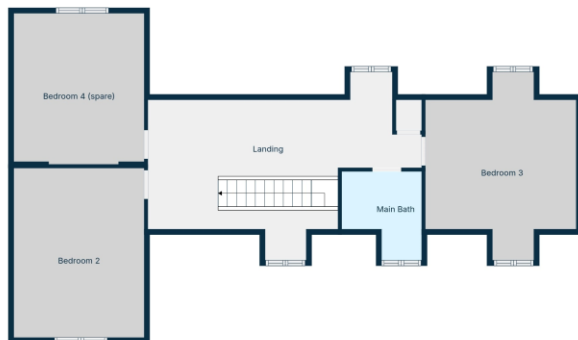
- Detached four bed dwelling 207 sq.m. (2,228 sq.ft.)
- Stunning views to front and rear.
- Excellent location
- Less than 2km from Gorey, 1 hour from Dublin
- Mature gardens.
- Oil fired central heating and double glazed windows.
- Garage with front and rear access.





Directions
Y25339





2nd Floor



1st Floor

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



CONTACT

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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.

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.
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