

For Sale

Guide Price: €625,000

**Sherry
FitzGerald**
O'Leary Kinsella



Springbank,
Kilcavan Lower,
Tara Hill,
Gorey, Co Wexford
Y25RR59

BER C1



sherryfitz.ie



'Springbank' is a superb four-bedroom family home extending to approximately 189.6 sq m, presented in excellent walk-in condition throughout, set amidst the peaceful and picturesque surroundings of Tara Hill and offering the perfect blend of space, comfort, and convenience. Situated on circa 0.74 acres, the property provides a wonderful sense of privacy while still being within close proximity to Kilgorman Strand, Clone and Saleen beaches, Gorey town and renowned golf courses as well as walking distance to Tara Hill School.

The interior is bright and welcoming, with thoughtfully designed living spaces that flow effortlessly and provide both comfort and practicality. The spacious well laid out accommodation briefly consists of entrance hallway, living room, kitchen, office, four generously-sized bedrooms, master bedroom with ensuite, bathroom and guest wc.

Outside, the grounds are mature and private, offering plenty of space for outdoor enjoyment. A detached block-built garage and an Adman steel shed provide excellent storage or workshop potential.

Enjoying a tranquil countryside setting while remaining convenient to coastal amenities, local services to include National School, Coffee Shop, Castletown GAA Sports Complex, Church and nearby towns of Gorey and Arklow. Springbank combines space, presentation and location in a highly desirable package. This is a rare opportunity to acquire a turnkey home close to one of County Wexford's most beautiful beaches. Viewing is highly recommended to experience this idyllic lifestyle.



Accommodation

GROUND FLOOR

Entrance Hallway 4.70m x 6.61m (15'5" x 21'8"): at widest point solid, wood flooring.

Sitting Room 6.60m x 7.10m (21'8" x 23'4"): at widest point, solid wood flooring, feature open fireplace and double doors to rear garden.

Kitchen/Dining 6.00m x 4.55m (19'8" x 14'11"): at widest point, tiled flooring, fitted kitchen units, gas hob, electric double oven, integrated dishwasher and integrated fridge freezer.

Utility Room 3.60m x 2.45m (11'10" x 8'): at widest point, tiled flooring, plumbed for washing machine and dryer and fitted storage units.

Guest WC 1.90m x 1.30m (6'3" x 4'3"): tiled flooring, WC and wash hand basin.

Office/Study 2.70m x 2.90m (8'10" x 9'6"): at widest point, solid wood flooring.

FIRST FLOOR

Landing 1.84m x 6.60m (6' x 21'8"): at widest point, carpet flooring.

Bedroom 1 5.35m x 4.00m (17'7" x 13'1"): at widest point, carpet flooring and built-in wardrobes.

Bedroom 2 3.70m x 3.00m (12'2" x 9'10"): carpet flooring.

Bathroom 2.81m x 3.50m (9'3" x 11'6"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 5.40m x 3.45m (17'9" x 11'4"): at widest point, carpet flooring and built-in wardrobes.

Master Bedroom 4 4.28m x 4.00m (14'1" x 13'1"): at widest point, carpet flooring and built-in wardrobes.

Ensuite 1.30m x 2.00m (4'3" x 6'7"): tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Spacious four-bedroom residence extending to over 2000sqft.
- Magnificent views.
- Standing on c.0.74 acre site.
- Much sought after Tara Hill property.
- Detached Garage.
- Walking distance to Tara Hill Primary School, church, coffee shop and sports complex.
- Convenient to many beaches.
- Amazing condition throughout.
- A little more than 5 minutes drive to Gorey town.





Directions
Y25 RR59



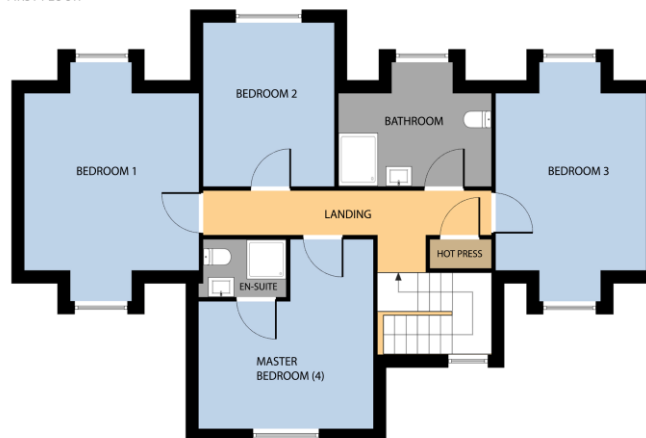
GROUND FLOOR



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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