

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



1 Taobh na Coille,  
Kilanerin,  
Gorey,  
Co. Wexford,  
Y25 A6P8

**BER** A2

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



Prepare to be extremely impressed by this distinctive, modern, A rated, four bed roomed semi-detached property. 1 Taobh na Coille is a truly beautiful home finished to a high specification situated in the heart of Kilanerin village just 10 minutes from Gorey town centre. This stunning property is in walk-in condition, close to village amenities including shop, church, school, sports complex and pub.

The property comprises a large kitchen/dining room with double doors to the rear of the dwelling, a utility to the back, a spacious sitting room with bay window, the first of four bedrooms and a guest WC on the ground floor. The first floor comprises a family bathroom three double bedrooms and one ensuite. Although this property is second hand, it has never been lived in.

The property is further enhanced by its prime secluded location. Kilanerin village itself is situated approximately three minutes drive from junction 22 (Gorey North) on the M11 motorway and little more than forty-five minutes from the M50. All local amenities are literally on your doorstep such as primary school, Church, shop, pub, sports complex etc. Overall this is a very impressive spacious home in a superior location offering convenience, privacy, outdoor and indoor space in a very accessible and convenient location.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.70m x 1.80m (15'5" x 5'11"): at widest point, tiled flooring.

**Sitting Room** 5.10m x 3.44m (16'9" x 11'3"): at widest point, tiled flooring, feature bay window, and opening to kitchen/dining.

**Kitchen/Dining** 6.50m x 5.34m (21'4" x 17'6"): at widest point, tiled flooring, fitted kitchen units, electric double oven, electric hob, integrated fridge freezer, integrated dishwasher, recessed lighting and double doors to rear garden.

**Utility Room** 2.39m x 1.90m (7'10" x 6'3"): at widest point, tiled flooring, plumbed for washing machine and dryer.

**Bedroom 1** 5.00m x 2.79m (16'5" x 9'2"): tiled flooring.

**Guest WC** 2.39m x 1.20m (7'10" x 3'11"): at widest point, tiled flooring, shower, WC and wash hand basin.

### FIRST FLOOR

**Landing** 2.25m x 2.54m (7'5" x 8'4"): at widest point, laminate wood flooring,

**Bedroom 2** 4.20m x 2.70m (13'9" x 8'10"): at widest point, laminate wood flooring and built-in storage.

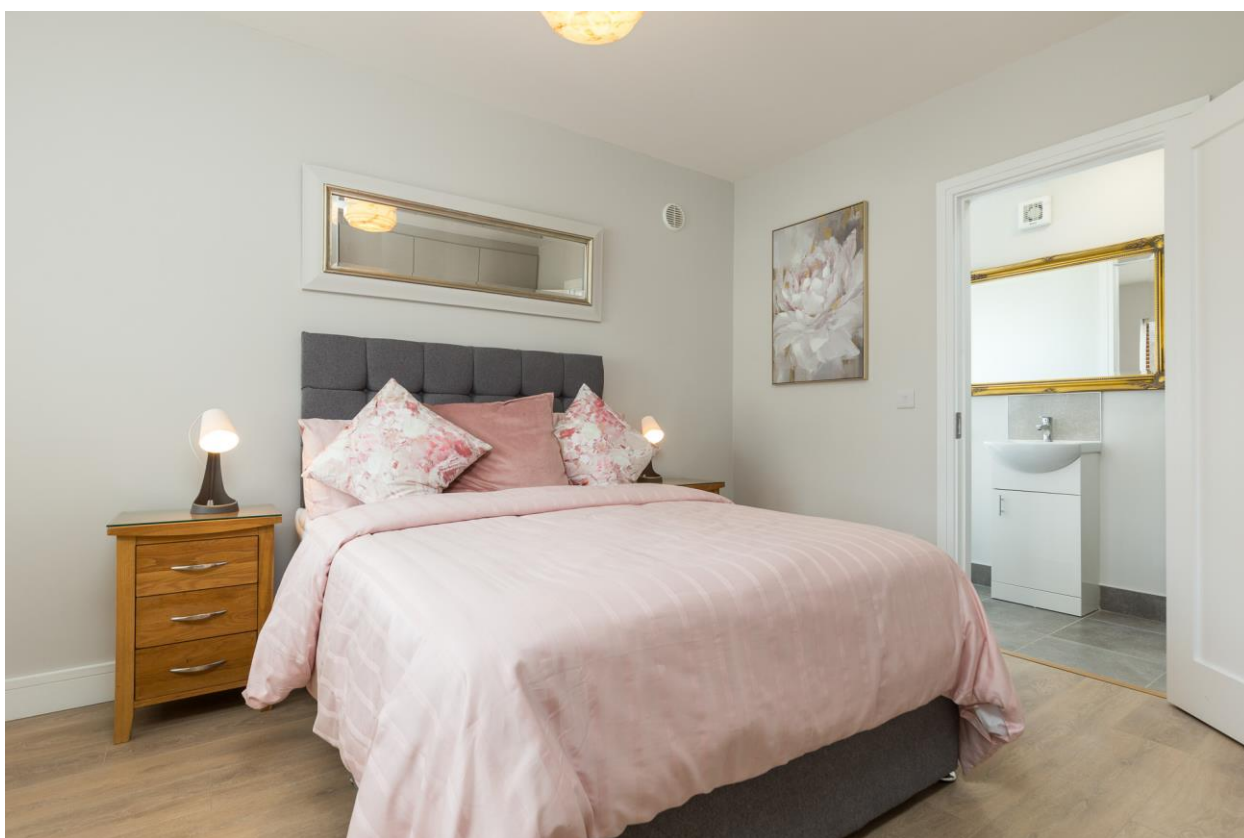
**Bathroom** 2.90m x 1.90m (9'6" x 6'3"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 3** 4.10m x 3.55m (13'5" x 11'8"): at widest point, laminate wood flooring.

**Ensuite** 0.90m x 3.55m (2'11" x 11'8"): tiled flooring and shower, shower, WC and wash hand basin.

**Master Bedroom 4** 4.50m x 5.34m (14'9" x 17'6"): at widest point, laminate wood flooring.





### Special Features & Services

- Spacious Four bedroom property 1496 sq ft.
- Air to water heating system.
- Beautiful A rated home.
- In Kilanerin village.
- Convenient location just off M11 and little more than 5 mins from Gorey and Arklow towns.
- Walk in condition throughout.



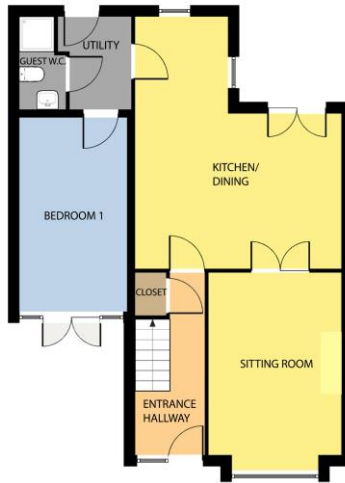




Directions  
Y25 A6P8



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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