

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Toberview,
Craan,
Gorey,
Co. Wexford, Y25 X7Y2

BER B3

sherryfitz.ie

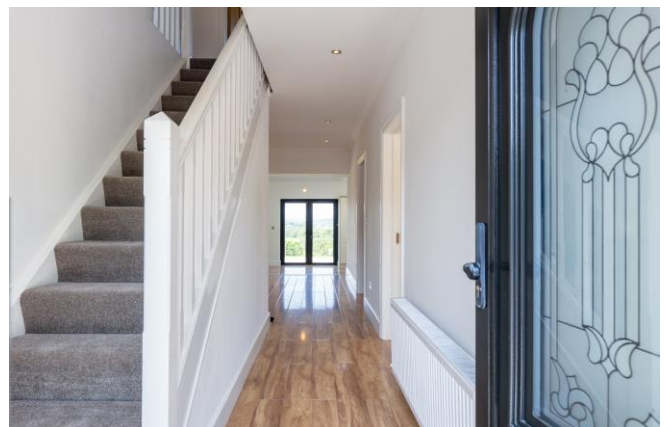


Toberview is an impressive 5-bedroom detached residence standing on mature landscaped gardens in a wonderful rural setting. Extending to 188.8 sq m (approx), this very fine home has been meticulously maintained by the current owners. The airy hallway sets the tone for this spacious property, off which lies the interconnecting sitting room with solid fuel stove creating a cosy and relaxing atmosphere. The room offers fine proportions and enjoys lovely views through the bay window of the mature manicured garden and patio area.

The spacious kitchen/dining enjoys views over the rear garden and opens up to the lounge area with solid fuel stove creating a cosy and comfortable space. The impressive family bathroom features jacuzzi bath and jacuzzi shower. The first of the five bedrooms is on the groundfloor.

The first floor comprises three large bedrooms, the master bedroom with ensuite bathroom and the main family bathroom.

Externally to the front of the property is a generous gravel driveway and parking area with large mature trees and shrubbery providing privacy and seclusion. The storage shed is to the side of the property. This property is in impeccable walk-in condition for the lucky new owners.



Accommodation

GROUND FLOOR

Entrance Hallway 7.33m x 2.00m (24'1" x 6'7"): at widest point, tiled flooring.

Sitting Room 9.60m x 4.26m (31'6" x 14'): at widest point, laminate wood flooring, feature fireplace with solid fuel stove and feature bay window.

Kitchen/Dining 4.05m x 9.43m (13'3" x 30'11"): laminate wood flooring, fitted kitchen units with matching island, electric oven and hob, solid fuel stove and double doors to garden.

Bathroom 3.35m x 2.97m (11' x 9'9"): tiled flooring and walls, jacuzzi bath, shower, WC and wash hand basin.

Bedroom 1 3.78m x 2.97m (12'5" x 9'9"): laminate wood flooring.

FIRST FLOOR

Landing 3.15m x 3.50m (10'4" x 11'6"): at widest point, carpet flooring.

Bedroom 2 3.40m x 3.37m (11'2" x 11'1"): at widest point, laminate wood flooring.

Bathroom 1.90m x 2.85m (6'3" x 9'4"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 3.30m x 3.01m (10'10" x 9'11"): laminate wood flooring, built-in wardrobes.

Bedroom 4 3.00m x 4.52m (9'10" x 14'10"): at widest point, laminate wood flooring.

Master Bedroom 5 3.75m x 4.81m (12'4" x 15'9"): at widest point, carpet flooring.

Ensuite 1.65m x 2.00m (5'5" x 6'7"): tiled flooring and shower, shower and WC wash hand basin.





Special Features & Services

- Spacious Accommodation of approximately 188.8 sq m (2,023 sq ft)
- Standing on extensive gardens and grounds
- Stunning countryside setting with amazing views.
- Walk in condition.





Directions
Y25X7Y2



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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