

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



The White House,  
Mount Alexander,  
Gorey,  
Co. Wexford  
Y25DF70



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





Location! Location! Location! Superb opportunity to acquire this three-bedroom detached family home in a highly desirable location just off the Courtown to Gorey Road, within 2 minutes' drive of the M11 motorway and 5 minutes to the beach.

This traditional-style bungalow is a stylish, bright, and spacious home presented in excellent decorative order throughout. The well-planned accommodation briefly comprises a welcoming living room, kitchen/dining room, family room ideal for both everyday living and entertaining. The property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, while a contemporary family bathroom completes the accommodation.



Externally, the property benefits from off-street parking to the front with additional parking available to the rear, if required. A side entrance provides access to the enclosed rear garden with patio area, perfect for outdoor dining and relaxation. A generous garage is also located at the rear of the property.

Mount Alexander is a most sought-after location, conveniently located to a host of amenities in Gorey town centre, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and hotels. The area also benefits from many recreational amenities including local tennis, rugby, GAA, golf clubs, Gorey Library and marine beachside activities in nearby Courtown. Some of Gorey's finest primary And secondary schools are also within easy reach.



Viewing is a must to fully appreciate this ideally located family home.

### Accommodation

**Entrance Hall** 2.7m x 2.8m (8'10" x 9'2"): at widest point.

**Living Room** 4.3m x 4.4m (14'1" x 14'5"):

**Family Room** 4.3m x 3.3m (14'1" x 10'10"):

**Kitchen /Dining Room** 3.9m x 3.3m (12'10" x 10'10"):

**Hallway** 6.6m x 1.1m (21'8" x 3'7"):

**Master Bedroom** 3.9m x 2.8m (12'10" x 9'2"):

**Ensuite** 3.0m x 1.1m (9'10" x 3'7"):

**Bedroom 2** 4.0m x 3.3m (13'1" x 10'10"):

**Bedroom 3** 3.5m x 3.9m (11'6" x 12'10"): at widest point

**Bathroom** 1.4m x 3.3m (4'7" x 10'10"):







#### Special Features & Services

- Three-bedroom dwelling c.1,163sqft.
- Superb location within close proximity of Gorey town and Courtown.
- Approx 2km or 2 minutes' drive from the M11.
- Detached garage.

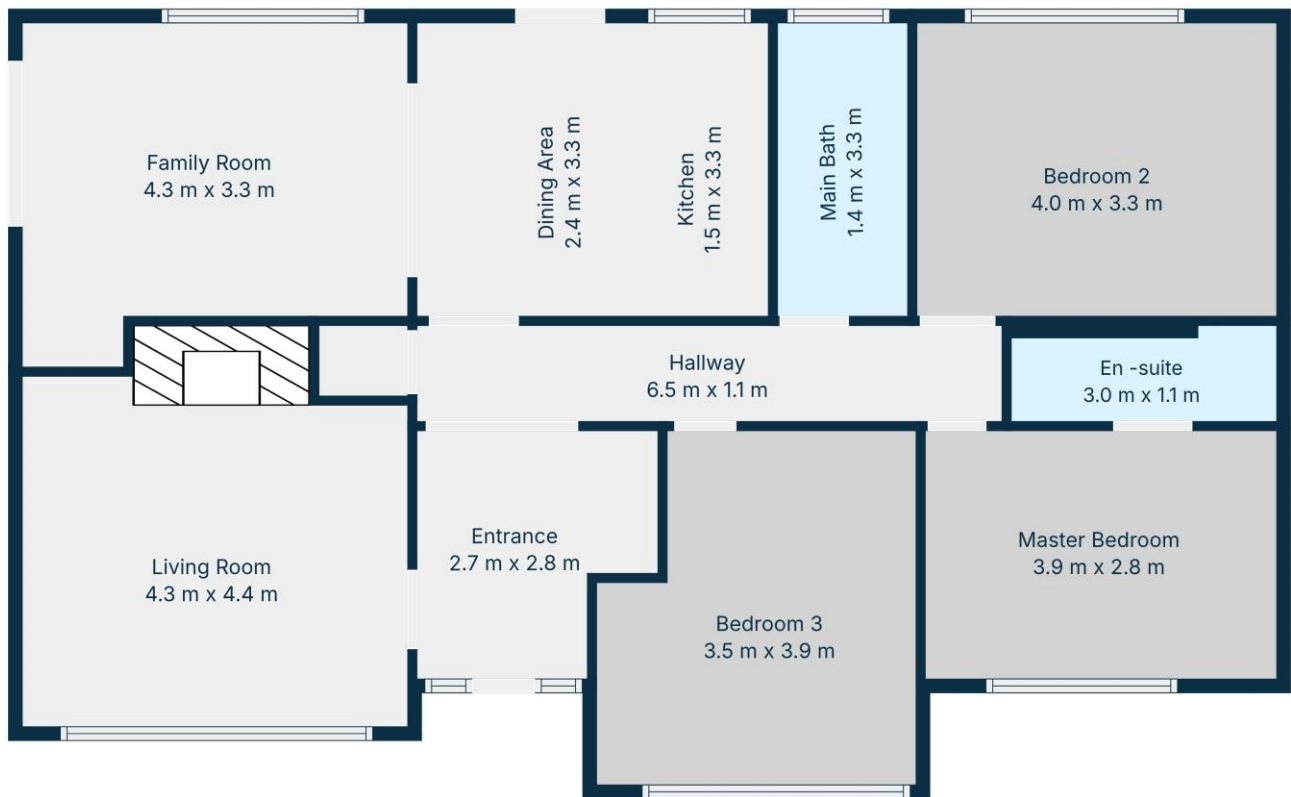






Directions  
Y25 DF70





**TOTAL: 108 m<sup>2</sup>**  
 1st floor: 108 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

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](http://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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