

For Sale

Offers in excess of €399,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolishall Lower,
Gorey,
Co. Wexford,
Y25W9T4

BER D2

sherryfitz.ie



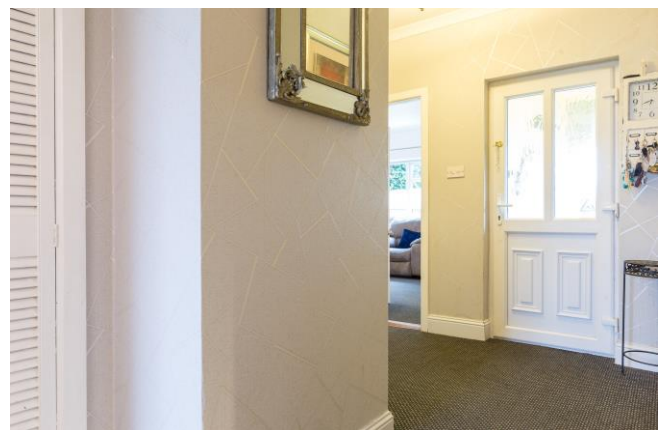
Coolishall Lower is an impressive, detached family residence standing on beautiful gardens in a wonderful rural setting with easy access to M11 and Gorey town extending to 211.5 sq m (approx.).

This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of three bedrooms, one of which is has an ensuite, a large sitting room, family bathroom, a utility to the rear of the property, and the kitchen / dining room is located to the rear quarter of the house. On the first floor is a spacious landing/lounge area along with three attic rooms which could suit a variety of purposes. A detached annex provides the opportunity for a number of uses including study, gym, home office or even a playroom/games room.



The front and rear garden are bordered by mature hedging and trees with a lawned area to the front of the house and a tarmac driveway leads to the front of the property providing parking for several cars.

The property is stated just off the Carnew road and offers privacy and convenience. This is a most sought-after location, ideally located to a host of amenities in nearby Gorey town, including Gorey Shopping centre, an array of specialist shops, restaurants, coffee shops and delis. 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.



Accommodation

GROUND FLOOR

Entrance Hall 3.71m x 2.75m (12'2" x 9'): at widest point, carpet flooring.

Sitting Room 3.82m x 5.18m (12'6" x 17'): carpet flooring, feature open fireplace and built-in shelving.

Kitchen/Dining Room 6.74m x 3.95m (22'1" x 13'): at widest point, laminate wood flooring, tiled backsplash, fitted kitchen units, electric oven with gas hob, dishwasher, fridge freezer and feature fireplace with solid fuel stove.

Utility Room 0.98m x 2.04m (3'3" x 6'8"): laminate wood flooring, plumbed for washing machine and dryer.

Bedroom 1 2.58m x 3.48m (8'6" x 11'5"): carpet flooring.

Bedroom 2 3.14m x 4.18m (10'4" x 13'9"): at widest point, carpet flooring and built-in wardrobes.

Master Bedroom 3 3.48m x 4.18m (11'5" x 13'9"): carpet flooring and built-in wardrobes.

Walk-in wardrobe 2.90m x 1.53m (9'6" x 5'): carpet flooring.

Ensuite 2.07m x 1.65m (6'9" x 5'5"): tiled flooring and walls, shower, WC and wash hand basin.

Bathroom 2.90m x 2.21m (9'6" x 7'3"): at widest point, tiled flooring and bath, corner bath, WC, and wash hand basin.

Annex Room (study/gym/games room/office/additional accommodation) 7.14m x 3.96m (23'5" x 13'):

FIRST FLOOR

Landing 1.01m x 11.67m (3'4" x 38'3"): at widest point, carpet flooring.

Attic Room 1 3.50m x 3.14m (11'6" x 10'4"): carpet flooring.

Attic Room 2 2.32m x 3.91m (7'7" x 12'10"): carpet flooring.

Attic Room 3 3.45m x 4.01m (11'4" x 13'2"): carpet flooring.

Bathroom 2.31m x 2.45m (7'7" x 8'): at widest point, linoleum flooring, tile shower, shower, WC, wash hand basin.

Lounge 5.27m x 4.00m (17'3" x 13'1"): at widest point, carpet flooring.

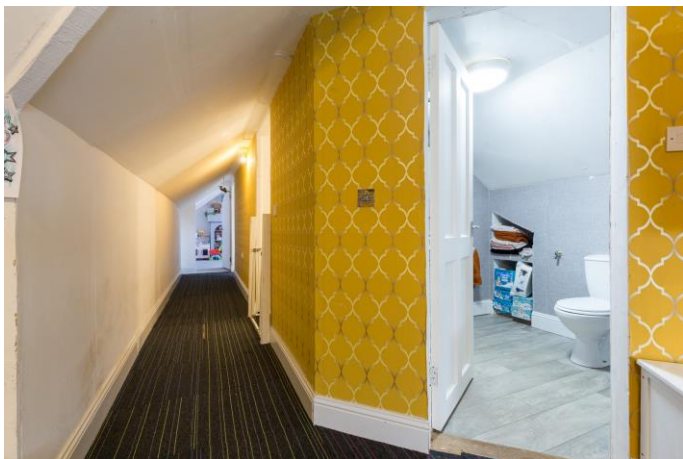




Special Features & Services

- Spacious property of approx. 2277 sq ft
- Excellent location close to Gorey town.
- 2 minutes drive to Primary & Secondary Schools
- Spacious kitchen/dining and reception rooms.
- Back boiler stove 32kw and oil fired central heating,
- High ceilings throughout.
- Large private rear garden.
- Attached annex suitable for a variety of uses.







Directions
Y25W9T4

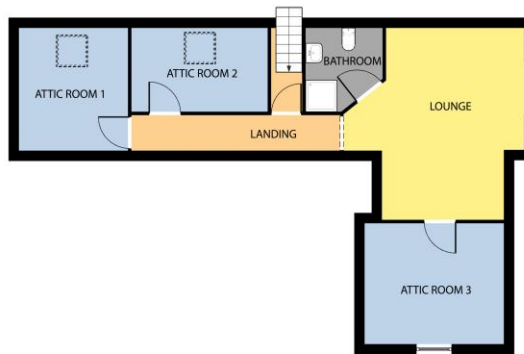




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE



CONTACT

Sherry FitzGerald O'Leary Kinsella
 Tara View, Esmonde Street, Gorey,
 Co Wexford
 T: 053 9430088
 E: info@olearykinsella.com

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.
 PSRA Registration No. 001510