

For Sale

Asking Price: €550,000



Cullenogue
Gorey
Co Wexford
Y25 D3K5

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--



[MySherryFitz.ie](https://www.MySherryFitz.ie)





Nestled in the heart of the pretty countryside, and hidden behind electric gates, this glorious property is a real gem. Set within magnificent gardens which have been lovingly cultivated by the current owner, this large detached home is notable for both its design and its quality.

As you enter through the main door the curved staircase leads the eye upwards towards the striking mezzanine level with garden views. A glazed door to the right of the hallway leads to the exceptionally bright and spacious kitchen and dining area while all other rooms radiate from this central axis.

Built just 20 years ago, the maturity of the gardens and the privacy you will find here seem to hark back to a more distant past. However the modern style and layout of this beautiful home is very much up to date, with its Scandinavian style and use of light and glass - perfect to take full advantage of the southerly aspect and the surrounding gardens.

Cullenogue is located just a short distance from The M11 motorway - perfect for those who need to commute to the city, while the busy town of Gorey is just a short drive away. Close by there are myriad beaches, coves and golf clubs to keep you busy while 1.5 hours will get you to the airport.

The gardens of this lovely home provide an abundance of mature trees, shrubs and colour all year round, while the composite deck wraps around the rear of the property, providing an ideal sun trap and space to sit and relax or dine al fresco.



Accommodation:

Entrance Hall 3.68m x 3.36m (12'1" x 11'): The perfect introduction to this striking residence, this wonderful bright hallway with its curved staircase is sure to appeal. Ceramic tiled flooring and access to the main reception rooms.

Kitchen 4.78m x 2.01m (15'8" x 6'7"): With an abundance of excellent storage within the hand painted timber units, and glorious polished stone worktops, this spacious family kitchen is sure to inspire even the most reluctant chef. Incredibly bright and airy, this central kitchen is the heart of this wonderful home.

Dining Area 4.69m x 3.15m (15'5" x 10'4"): The open plan layout of the spacious kitchen allows ample space for a bright and welcoming dining area - ideal for family meals or informal entertaining. A wall of windows and glazed doors provides for a seamless transition between here and the sheltered garden and outdoor dining area - perfect for warm summer evenings on the terrace.

Guest wc 2.15m x 1.94m (7'1" x 6'4"): Fully tiled and fitted with wc, whb and shower.

Utility Room 2.15m x 1.50m (7'1" x 4'11"): Well equipped with tiled floor and space for washing machine and tumble dryer, with excellent storage.

Living Room 6.63m x 4.78m (21'9" x 15'8"): This exceptional reception room is a haven of tranquillity, with its restful colour palette and glorious garden views. The cream tiled floor runs seamlessly from the adjoining dining room creating a wonderful open plan feeling to the reception rooms.

Bedroom 4 / Office 4.78m x 3.82m (15'8" x 12'6"): Every home needs a home office these days - but few are as impressive as this! Flooded with light from the surrounding gardens and fitted with bespoke cabinetry, this room could also be repurposed as a den / teenagers space if required. It would also be excellent as a 4th bedroom - should that be required.

Mezzanine / Sunroom 7.08m x 4.68m (23'3" x 15'4"): Ideally located at the centre of the upper level, this bright south facing seating area is the ideal spot to sit and relax. Polished maple wood flooring and a wall of windows providing glorious garden views .

Bedroom 1 4.95m x 3.52m (16'3" x 11'7"): Beautifully decorated with warm maple wood flooring and large Velux windows.

Ensuite 2.02m x 1.90m (6'8" x 6'3"): Fully tiled and nicely fitted with wc, whb and bath with overhead shower.

Walk-in Wardrobe 1.93m x 1.53m (6'4" x 5'): With extensive fitted storage.

Bathroom 1.97m x 1.45m (6'6" x 4'9"): Fully tiled and equipped with wc, whb and large walk in shower.

Bedroom 2 4.78m x 4.13m (15'8" x 13'7"): Pretty double bedroom with garden views and fitted storage.

Bedroom 3 3.95m x 3.71m (13' x 12'2"): Very spacious double bedroom with maple wood flooring and garden views.



**Garden:**

Mature gardens with lawns and shrubs

Special Features & Services:

- Underfloor heating throughout
- Geothermal heat system
- Air Exchange System
- Composite deck to rear
- Mature gardens with lawns and shrubs
- Electric gates

BER: BER B3, BER No. 112486584



Directions:

Eircode is Y25 D3K5





NEGOTIATOR
 Sherry FitzGerald Catherine O'Reilly
 45 Main Street, Arklow, Co. Wicklow Y14 DT21

0402-32367
arklow@sfcatherineoreilly.ie

MySherryFitz.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. 001134