

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



6 Brooklyn Court,
Tara Hill,
Gorey,
Co. Wexford, Y25YN60

BER C3

sherryfitz.ie



Sherry Fitzgerald are delighted to introduce to the market, 6 Brooklyn Court, a superb large four-bedroom property. Extending to 141.1sq.m this generously proportioned property offers the purchasers the opportunity to create a wonderful family home in this quiet rural setting. This well-maintained property benefits from a large rear garden and south facing side patio with impressive lawn area to the front. Exceptionally bright and well laid out, the house exudes a warm, welcoming atmosphere.

Upon entering the property one is welcomed by the large entrance hallway. To the left is a spacious sitting room with feature open fireplace. To the rear is a large modern kitchen with separate dining room and utility. Along the corridor are four well-proportioned double bedrooms with the master enjoying its own ensuite.

Situated within easy access of Gorey town and J22 on M11 motorway. It is also situated directly adjacent to the GAA pitch and just a short walk from Tara Hill primary school and Church.

Viewing is highly recommended to really showcase what this property has to offer.

A superb house in a superb location!



Accommodation

Entrance Hallway 5.40m x 7.90m (17'9" x 25'11"): at widest point, solid wood flooring.

Sitting Room 4.20m x 4.53m (13'9" x 14'10"): at widest point, solid wood flooring, feature open fireplace, double doors to side garden, recessed lighting and double doors to dining room.

Dining Room 3.90m x 4.53m (12'10" x 14'10"): at widest point, carpet flooring, double doors to side garden and double doors to kitchen.

Kitchen 4.85m x 3.73 (15'11" x 3.73): at widest point, tiled flooring and backsplash, fitted kitchen units matching island with breakfast bar, electric oven with gas hob, integrated fridge freezer, integrated dishwasher and recessed lighting.

Utility Room 2.55m x 1.85m (8'4" x 6'1"): tiled flooring and wall, plumbed for washing machine and dryer.

Bedroom 1 3.15m x 4.00m (10'4" x 13'1"): at widest point, carpet flooring.

Bedroom 2 3.55m x 4.20m (11'8" x 13'9"): at widest point, carpet flooring.

Bedroom 3 4.85m x 3.28m (15'11" x 10'9"): at widest point, carpet flooring.

Bathroom 3.05m x 2.95m (10' x 9'8"): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

Master Bedroom 4 3.75m x 3.65m (12'4" x 12'): at widest point, laminate wood flooring.

Ensuite 3.05m x 0.90m (10' x 2'11"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Four-bedroom dwelling 1519 sq ft approx.
- Quiet, village, scenic setting.
- Exceptional condition.
- Oil Fire Central Heating.
- Close proximity to GAA pitch, school and church (walking distance).
- Much sought after Tara Hill area.
- Large rear garden and south facing side patio.
- Short drive to Saleen beach, Kilgorman beach, Kilpatrick beach, etc.





Directions
Y25YN60



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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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.
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