

For Sale

Asking Price: €625,000



Anseo,
Somers Lane,
Killowen,
Gorey,
Co. Wexford, Y25D9X7



sherryfitz.ie



Anseo is an exceptionally attractive detached six-bedroom residence extending to approximately 217 sq. m., complemented by a separate home office/gym and kitchen space of 63 sq. m., standing on c.0.74 acres.

Beautifully presented throughout, the property is set amidst private, meticulously landscaped gardens and approached via a tarmac driveway, creating an immediate sense of arrival. This stunning, spacious, and contemporary family home offers an outstanding blend of comfort and style.

A bright and welcoming entrance hall introduces the home's generous proportions and high standard of finish. The accommodation briefly comprises a stylish living room featuring an inset stove fireplace, a formal dining room, an expansive kitchen/dining area, sunroom, utility room, guest WC, and two ground-floor bedrooms, one of which includes an ensuite.

Upstairs, there are four generously sized bedrooms. The master suite boasts a walk-in wardrobe and private ensuite, while a well-appointed family bathroom serves the remaining bedrooms.

Ideally located, the property enjoys picturesque countryside views while being just 5 km west of Gorey, offering a peaceful setting with excellent accessibility for commuters.



Accommodation

Ground Floor

Entrance Hall 2.8 (9'2")m x 3.3 (10'10")m at widest point: natural stone carpet.

Living Room 4.7m x 3.8m (15'5" x 12'6"): solid fuel stove and natural stone carpet.

Hallway 5.2m x 2.4m (17'1" x 7'10"): at widest point; natural stone carpet.

Dining Room 3.5m x 3.9m (11'6" x 12'10"): timber flooring.

Kitchen 4.4m x 3.6m (14'5" x 11'10"): fully fitted kitchen, tiled floor and spotlights.

Dining Area 3.4m x 3.6m (11'2" x 11'10"): tiled flooring and stove.

Utility Room 2.4m x 2.7m (7'10" x 8'10"):

WC 1.5m x 1.4m (4'11" x 4'7"): w.c. and wash hand basin.

Storage 2.4m x 1.1m (7'10" x 3'7"):

Bedroom 5 3.7m x 4.4m (12'2" x 14'5"): timber flooring.

Ensuite 1.3m x 2.3m (4'3" x 7'7"):

Bedroom 6 4.1m x 3.0m (13'5" x 9'10"): timber flooring

Sunroom 4.9m x 4.1m (16'1" x 13'5"): timber flooring and spot-lights.

First Floor

Landing 7.4m x 1.2m (24'3" x 3'11"):

Master Bedroom 3.7m x 6.1m (12'2" x 20'): at widest point, timber flooring.

Walk in Closet (1) 1.2m x 2.3m (3'11" x 7'7"):

Walk in Closet (2) 0.8m x 2.3m (2'7" x 7'7"):

Ensuite 4.4m x 1.2m (14'5" x 3'11"): tiled floor and partly tiled walls, w.c., wash hand basin and shower.

Bedroom 2 4.0m x 2.4m (13'1" x 7'10"): timber flooring.

Bedroom 3 3.3m x 3.6m (10'10" x 11'10"): timber flooring

Bedroom 4 3.2m x 4.3m (10'6" x 14'1"): timber flooring

Main Bathroom 4.5m x 0.5m (14'9" x 1'8"): tiled floor and partly tiled walls, w.c., wash hand basin and bath.





Special Features & Services

- Stunning 6 bedroom property approx. 217 sqm. in immaculate condition.
- Separate Home office/gym.
- Close to Gorey town and M11.
- Oil Fired Central Heating.
- Size size C. 0.74 acre.
- Peaceful countryside setting with scenic views





Annex/Home Office/Gym

ACCOMMODATION

Ground Floor Annex

Entrance Hall 1.2m x 1.8m (3'11" x 5'11"):

Utility Kitchen 3.8m x 3.8m (12'6" x 12'6"):
tiled flooring and fully fitted kitchen.

Gym/Office 4.0m x 5.7m (13'1" x 18'8"):

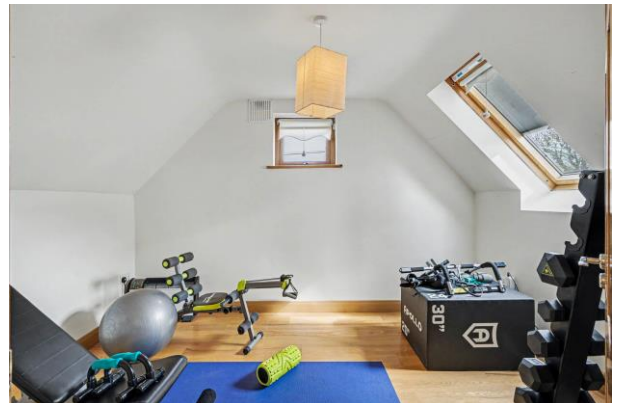
W.C. 2.8m x 1.8m (9'2" x 5'11"): tiled floor
and walls, w.c., wash hand basin and shower

First Floor Annex

Landing 1.0m x 1.2m (3'3" x 3'11"):

Store 1: 3.8m x 2.9m (12'6" x 9'6"): timber
flooring.

Store 2: 2.9m x 3.7m (9'6" x 12'2"): timber
flooring



2nd Floor



1st Floor

TOTAL: 63 m2
1st floor: 46 m2, 2nd floor: 17 m2
EXCLUDED AREAS: STORE 2: 9 m2, LOW CEILING; 5 m2, UNDEFINED: 1 m2,
WALLS: 7 m2

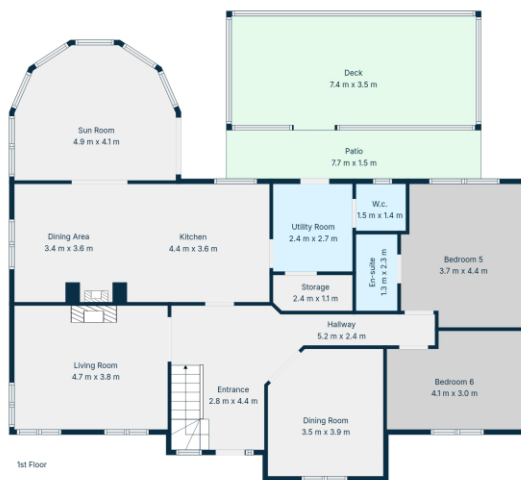


Directions
Y25 D9X7





2nd Floor



1st Floor

TOTAL: 217 m²
 1st floor: 140 m², 2nd floor: 77 m²
 EXCLUDED AREAS: PATIO: 11 m², DECK: 25 m², LOW CEILING: 12 m²,
 STAIRWELL: 3 m², WALLS: 18 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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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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