



## Luxury 5 Bed House For Sale in Ballinclare Gorey Wexford



### Информация об агенте

Название:	Niall Madden
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Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,042,122.44

### Местоположение

Страна:	Ирландия
Адрес:	Ballycanew ED
Добавлено:	12.09.2024

Описание:

Luxury 5 Bed House For Sale in Ballinclare Gorey Wexford Ireland

Esales Property ID: es5553642

### Property Location

Ballinclare,  
Gorey,  
Co. Wexford  
Ireland

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Ireland is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This impressive residence is just 1 km Ballycanew, 33 km's Wexford, 9 km's Gorey and the M.11 and a



little over an hour's drive from Dublin South. Upon entering through the double rot iron gate entrance you are greeted with a sweeping cobble blocked, tree lined avenue which open up to a majestic home completely faced in stone and built of block construction in 2001 to very high standard of specification.

The residence has beautifully matriculated gardens featuring a large variety of matured trees. Cooper beech, Eucalyptus, Ash, Oak, maple and many others.

Enjoy the privacy these gardens provide you with and your family. There is ample room for storage situated all over the home including a spacious walk in hot-press with built in shelving.

The house has been very well maintained and viewing of this property is highly recommended.

BER: C1 112373337 157.44kWh

House Size: 4274.45 sq. ft. 397.11 mt. sq.

Site Size: 0.91 Hectares (2.25 Acres)

Directions: From Ballycanew take the Wexford road for 0.8kms, then take the second road to the right. Ballinclare Manor is the third house on the right hand side.

Eir Code: Y25 HR90

## ACCOMMODATION

Ground Floor:

Grand Foyer Entrance:

Tiled Floor

Coving

Show stopping sweeping oak double staircase complemented with luxurious Navan runner

Kitchen/Dining Room: 8.5m x 3.8m

Large double doors open out to the cobble blocked patio and large decked area great for entertaining and summer BBQ's.

Beautifully articulated Solid Cherry wood kitchen, includes a large bay window overlooking the luscious green landscape gardens.

Large Island, awesome for entertaining

White wood paneled ceiling.

Granite counter top.

Coving.

Chrome vent.

Utility Room: 3.5m x 2.8m

Tiled Floor & Splash Back



Fitted Units

Back Porch:

Tiled

Back Door

W.C

Tiled Floor

Living Room: 5.9m x 4.6m

Stunning ash double doors inlaid with beveled leaded glass lead into a large family room

Beautifully lit with arch windows overlooking the expertly matriculated and matured gardens

Grand fireplace with Cast Iron Stove

Oak inlaid ceiling

Sunroom: 4.6m x 4.3m

Tiled Floor

Double Doors onto Patio Area

Bright and spacious sun room  
with vaulted ceilings

Guest Reception Room: 3.7m x 3.4m

Timber Floor

Dining Room: 4.7m x 4.4m

Feature Stone Fire Place

Timber Floor

Coving

Games Room / Office: 5.1m x 3.3m

Timber Floor

Seperate Access

Bedroom 1: 4.4m x 3.6m

Ensuite

First Floor

Landing:

Coving

Chandelier



Full wrap around landing  
Large arch window with cozy built in seating  
Inlaid wooden paneling throughout the top and bottom hallways

Master Bedroom: 10m x 4m

Walk in Wardrobe  
Ensuite which is tiled

Bedroom 3: 5.2m x 4.3m  
Walk in Wardrobe  
Ensuite

Bedroom 4: 5.6m x 4.4m  
Walk in Wardrobe  
Ensuite

Bedroom 5: 3.3m x 3.2m

Bathroom: 3.2m x 3m

Fully Tiled  
Separate Shower Unit  
Recessed Lights

Rear of property:

Well Maintained Garden  
Cobble lock Driveway  
Not Overlooked

## ABOUT THE AREA

Gorey is a market town in north County Wexford, Ireland. It is beside the main M11 Dublin to Wexford road. The town is also connected to the railway network along the same route. Local newspapers include the Gorey Guardian.

Gorey is just 50 minutes from the M50 and south Dublin, with North Wexford one of the gems of Ireland's Ancient East.

In Gorey, there are shops to suit everyone: fashion boutiques, book shops, hair and beauty salons, florists, restaurants and cafés. Traditional shop fronts with hanging baskets give the village a welcoming feel. There is a wide choice of pubs, guest house accommodation, and hotels to suit all tastes.

Surrounded by numerous top-level golf clubs, Gorey boasts a wide variety of activities from the historic



Ferns to the seaside village of Courtown to the modern traditional market town of Gorey itself. Its state of the art skate and play park and cultural hub in the Gorey Little Theatre, which hosts year round entertainment, ensure that all tastes are catered for.

## MAiN FEATURES:

- 397m2 of living space
- 9100m2 plot room to develop further (2.25 Acres)
- 5 Bedrooms
- 5 Bathrooms
- Stunning Views
- Private Garden
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Ireland
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Wexford Ireland fast online

## Общие

Спальни:	5
Ванные комнаты:	5
Готовые кв.м.:	397 кв м

## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.071.667
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