

For Sale

Asking Price: €450,000



55 Sandycove Phase 2
Ballymoney
Co Wexford
Y25 XN97

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



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

BER C2



Do you dream of leaving the office at 5pm....and walking on the beach by 6? This wonderful home offers all the comforts of home while offering you the chance to relax and unwind in this gorgeous coastal location within 1 hour of the city.

No. 55 comes to the market in immaculate condition. Beautifully decorated throughout, this large, detached home is ideally located within a quiet cul de sac, with ample green space and glorious sea views.

Internally, this is a large home with spacious living room to the front, wonderful family kitchen / dining room with adjoining family reception area, excellent storage and double bedrooms which provide ample space for both family use... and all the visitors! Just a short stroll through this private secure development brings you to the sheltered pristine sands of Ballymoney strand while all shopping, sporting and entertainment facilities including multiplex cinema are just 10 mins away within the bustling town of Gorey.

Sandycove is an exclusive private development, with a real sense of community. Tennis courts, playground, local pub and restaurant and the nearby Seafield Hotel with its fine restaurants and award-winning spa facilities, ensure you will never have to travel far for entertainment, while the magnificent beach is the main attraction, ensuring this wonderful home will be the dream holiday location for your family for years to come.

However, it is of course possible to enjoy this life style all year round and it would be hard to imagine a better place to live.

Externally, no. 55 benefits from a perfect location within the development, with ample parking, a quiet cul de sac and a small path leading to the beach just steps from the front door. The rear garden has been laid out to provide a wonderful deck area with outdoor dining space, bbq area and spacious games / storage room. This is a real sun trap and the perfect space to relax and unwind.

Viewing of this wonderful property is highly recommended as a home of this caliber is sure to draw attention.



Accommodation:

Hallway 5.47m x 4.38m (17'11" x 14'4"): L Shaped hall with tiled flooring, double french doors to sitting room, carpeted stairs off, storage under stairs, ceiling coving and fitted alarm.

Living Room 5.79m x 4.79m (19' x 15'9"): Bright and spacious room with dual aspect windows, feature fireplace with wooden surround and cast-iron inset, bay window with sea view, laminate flooring, wall lights, TV and phone points.

Kitchen/Dining Area 5.87m x 5.10m (19'3" x 16'9"): Magnificent family space with extensive range of fitted shaker style wall and floor units, integrated electric oven, hob, extractor fan, dishwasher, and fridge freezer. Breakfast Bar, attractive tiling between floor and wall units and flooring in the kitchen area and dining area. Slide patio doors leading to the extensively decked/patio area and summer house. Ceiling spotlights.

Sitting Room 4.73m x 3.22m (15'6" x 10'7"): Spacious area with tiled flooring and window overlooking the rear enclosed garden.

Guest WC 2.90m x 1.84m (9'6" x 6'): Suite comprises of Wc and Whb. Built-in storage which is plumbed for washing machine and dryer. Tiled floor and walls up one metre, wall fittings.

First Floor

Landing 3.31m x 2.70m (10'10" x 8'10"): Bright spacious landing with shelved hot-press off, velux window over stairwell, carpet to floor.

Master Bedroom 4.79m x 4.54m (15'9" x 14'11"): Bright room with feature bay window looking out over countryside and lovely sea views. Carpet to floor, TV point and built-in wardrobes.

En-Suite 1.97m x 1.06m (6'6" x 3'6"): Suite comprises of corner shower with chrome effect doors, WC and whb, fully tiled from floor to ceiling, wall fittings, shaver light and Velux window.

Bedroom 2 4.52m x 3.04m (14'10" x 10'): Large, spacious double room with built-in wardrobes, carpet to floor & TV point. Timber ceiling beams, overlooking back garden.

Storage 1.87m x 1.04m (6'2" x 3'5"): Good storage space.

Bedroom 3 5.24m x 2.17m (17'2" x 7'1"): Double bedroom with carpet to floor and timber beams.

Bathroom 2.71m x 2.11m (8'11" x 6'11"): Suite comprises of bath with telephone mixer taps over, WC and whb, fully tiled from floor to ceiling, wall light. Velux window.

Outside Low maintenance garden with large decking area and spacious summer shed. Outside power point. Gated side entrances on two side. Water tap. Off street parking.





Garden:

Low maintenance garden with large decking area and spacious summer shed. Outside power point. Gated side entrances on two side. Water tap. Off street parking.

BER: BER C2, BER No. 107207839

Special Features

- Private access to Ballymoney Beach.
- Seaview and countryside views.
- Landscaped back garden with decking and garden/summer room.
- Superb, detached home in excellent condition throughout.
- Much sought after exclusive gated coastal development.
- Gigabit fibre broadband is installed directly to the house.
- Remotely controlled oil-fired central heating.
- Spacious and flexible living accommodation.
- Double glazed windows and doors.
- 10 Minute drive to Gorey Town & all its amenities.
- 50 min from South Dublin M11.
- Beside Ballymoney Beach.
- Courtown and Ballymoney Golf Clubs are close by.
- Located in small cul-de-sac.

Services

- Development has own Well and Septic Tank.
- Oil fired central heating.
- MANAGEMENT FEE €950 - Water, Sewerage treatment plant, Grass Cutting, Maintenance of common areas.
- Bins not included in the fee.



Directions:

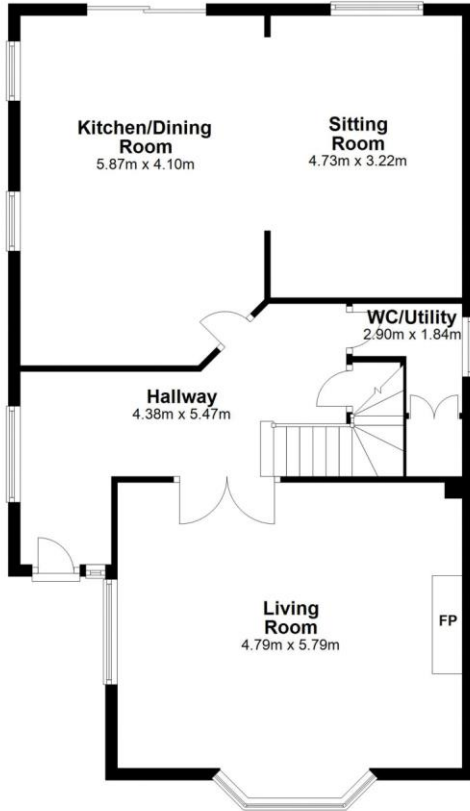
Eircode is Y25 XN97

or

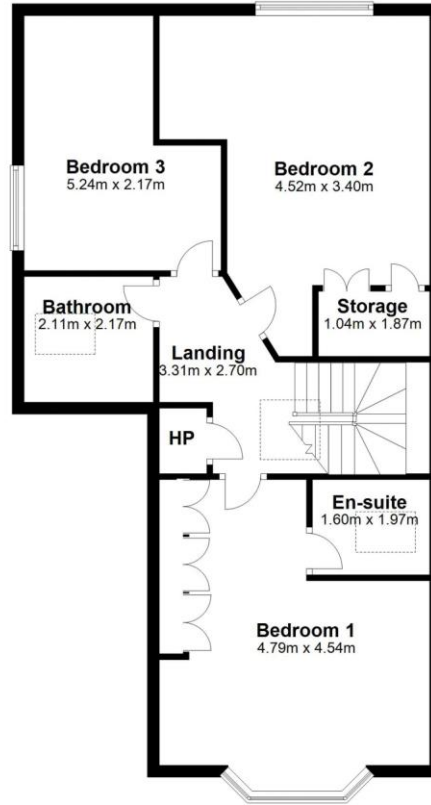
From Dublin: Take Exit 22 off the M11 motorway and travel towards Gorey. After approx. 2 Kms, take left turn for Ballymoney at Murphy's Furniture/ Redmond's Garden Centre. Travel for approx. 4km into Ballymoney. As you enter the Village, take left turn and travel for short distance. At the Tara Vale Pub, take right turn and Sandycove (Phase 2) is second turn on the right at electric gates.



Ground Floor



First Floor



Total area: approx. 160.5 sq. metres



NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly
45 Main Street, Arklow, Co Wicklow

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