

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



5 The Village,
Ballymoney,
Gorey,
Co. Wexford, Y25 A030



sherryfitz.ie



Nestled within the highly sought-after coastal development of The Village, No. 5 is an exceptional three-bedroom semi-detached residence extending to approximately 119 sq. m. (1,281 sq.ft.) and offering beautifully presented, light-filled accommodation throughout. The property enjoys the added benefit of a south-facing rear garden, creating an ideal outdoor space for relaxing and entertaining.

Upon entering, the welcoming entrance hall immediately sets the tone for the quality and style that continues throughout this impressive home. To the left is the superb kitchen/dining room, featuring a well-appointed kitchen and sliding doors opening directly onto the rear patio and garden. To the right lies the elegant living room, complete with a feature open fireplace, while the spacious master bedroom with ensuite is conveniently positioned to the rear of the property. Upstairs, there are two generously proportioned double bedrooms and a stylish family bathroom, providing excellent accommodation for family and guests alike.



The location is truly exceptional. The property is situated just a short stroll from the heart of Ballymoney Village and its beautiful sandy beach, offering the perfect blend of coastal tranquility and everyday convenience. Ballymoney and the surrounding area are renowned for their picturesque beaches, golf courses, quality hotels, leisure facilities and welcoming community atmosphere.

The vibrant market town of Gorey is approximately 6 km away, offering an excellent selection of schools, boutiques, cafés, restaurants, supermarkets, a cinema and library. For commuters, the M11 motorway is approximately 4 km away, providing convenient access to South Dublin and the M50 in around one hour.

Whether you are looking for a wonderful family home, a luxurious holiday retreat or a peaceful coastal residence, No. 5 The Village represents a rare opportunity to acquire a superb home in one of North Wexford's most desirable locations.



Accommodation

Ground Floor

Entrance Hall 1.9 x 3.4m (1.9 x 11'2"): tiled flooring.

Living Room 4.6m x 3.9m (15'1" x 12'10"): wood flooring and feature open fireplace.

Kitchen/Dining Room 3.4m x 6.9m (11'2" x 22'8"): tiled floor and backsplash, built-in kitchen units and sliding door to rear patio.

Master Bedroom 3.4m x 3.6m (11'2" x 11'10"): carpet flooring and built-in wardrobes.

Ensuite 1.1m x 2.6m (3'7" x 8'6"): tiled flooring and walls, shower, wc and wash hand basin.

Hallway 3.0m x 3.9m (9'10" x 12'10"): tiled flooring.

First Floor

Landing 1.9m x 2.7m (6'3" x 8'10"): carpet flooring.

Bedroom 2 4.3m x 4.6m (14'1" x 15'1"): carpet flooring.

Bedroom 3 3.1m x 4.0m (10'2" x 13'1"): carpet flooring.

Bathroom 3.1m x 3.6m (10'2" x 11'10"): tiled flooring and walls, wc, wash hand basin and shower.





Special Features & Services

- Exceptional three-bedroom semi-detached residence extending to approximately 119 sq. m.
- Highly sought-after coastal development of The Village.
- Excellent outdoor space for entertaining and relaxation.
- Short stroll to Ballymoney Village and beautiful sandy beach.
- Close to golf courses, hotels, leisure facilities and local amenities.
- Gorey town approximately 6 km away.
- M11 motorway approximately 4 km away.
- Excellent commuter location with easy access to South Dublin and the M50.
- Ideal family home, holiday retreat or coastal residence.





Directions
Y25 A030





1st Floor



2nd Floor

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.

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.
PSRA Registration No. 001510