

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



Rose Cottage,
Ballinagam Lower
Ballygarrett,
Co. Wexford
Y25 EE04



sherryfitz.ie



A picturesque three-bedroom cottage located in the village of Ballygarrett. The cottage rests on c0.32acres approx. Conveniently located 12km from Gorey town and approx. 10km from the M11, giving easy access to commuting options.

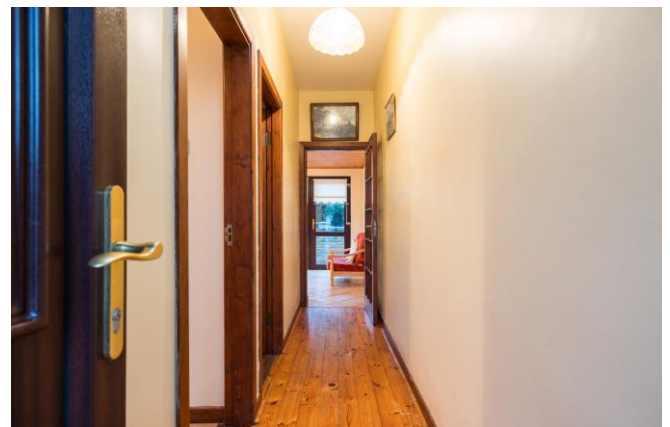
This charming and beautiful home will appeal to buyers looking for a property where emphasis has been placed on comfort and cosiness, all provided in this 80 sqm approximately of living space.

Accommodation briefly comprises; entrance hall, sitting room, kitchen/dining, pantry, sunroom, three bedrooms and shower room.

Outside, the garden has been well maintained with tarmac driveway wrapping around the property. To the rear is a large garden and also mature shrubs and trees surround the property giving privacy and seclusion.

The property is further enhanced by its prime location. Convenience is the key, and for access to Gorey and a wide variety of recreational facilities and clubs, there is no better.

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



Accommodation

Entrance Hallway 4.49m x 0.91m (14'9" x 3'): solid wood flooring.

Bedroom 1 2.04m x 2.55m (6'8" x 8'4"): laminate wood flooring.

Bedroom 2 2.35m x 2.59m (7'9" x 8'6"): laminate wood flooring.

Sunroom 3.32m x 3.86m (10'11" x 12'8"): tiled flooring, door to rear garden and timber clad ceiling.

Shower Room 2.05m x 2.43m (6'9" x 8'): tiled flooring and walls, shower, WC and wash hand basin.

Sitting Room 4.55m x 3.06m (14'11" x 10'): at widest point, solid wood flooring and feature open fireplace.

Kitchen/Dining 3.38m x 3.63m (11'1" x 11'11"): tiled flooring, fitted kitchen units, fridge freezer, electric cooker and gas hob, cooker, washing machine and fridge freezer.

Pantry 1.62m x 3.00m (5'4" x 9'10"): tiled flooring and built-in storage units.

Master Bedroom 3 2.81m x 3.08m (9'3" x 10'1"): at widest point, carpet flooring and built-in wardrobes.





Special Features & Services

- Detached three-bedroom property extending to approx. 80sqm (861 sq ft)
- Mature private grounds on c0.32acres approx.
- Superb location in the village of Ballygarrett & 9km from Kilmuckridge village and approx. 14km to Gorey.
- Short distance to the coast and beautiful beach (approx. 2 kms).

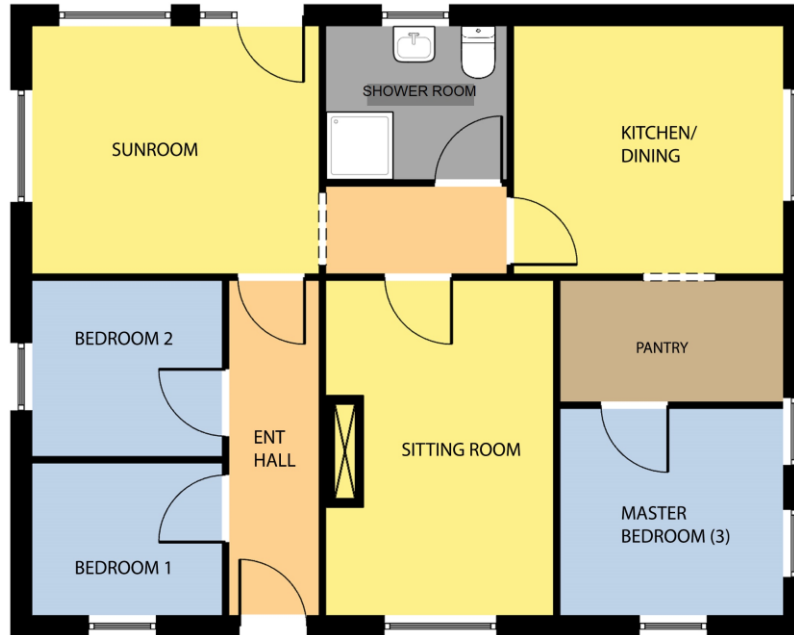




Directions
Y25 EE04



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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