

For Sale

Asking Price: €495,000

**Sherry
FitzGerald**
O'Leary Kinsella



FOR IDENTIFICATION PURPOSES ONLY

Askingarran Upper,
Roney Point,
Ballygarret,
Gorey,
Co Wexford,
Y25 A394



BER C1

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An impressive five-bedroom detached residence on c.0.80 acres situated at Askingarran Upper, Ballygarrett, located within walking distance of the beach and a short drive to Gorey town.

This property comes to the market in fabulous condition and will make a great family home or a beautiful seaside escape. On entering you are greeted by a bright and spacious open plan kitchen/dining area and living room. Four of the five bedrooms are also located on the ground floor, one of which is ensuite and the family bathroom completes the accommodation on the ground floor.

The Master ensuite bedroom is located on the first floor together with a mezzanine area over the living space currently used as a play area.

The sunlit garden boasts a private tennis court to the rear together with a generous decking area perfect for outdoor dining and entertaining, creating the perfect space to relax. Ample parking completes this exceptional lifestyle property.

This property is in an ideal location, enjoying countryside living, easy access to the south-east coastline, minutes from Courtown, and less than 15 minutes from the M11.



Accommodation

GROUND FLOOR

Kitchen 4.9m x 3.7m (16'1" x 12'2"):

Dining Area 6.8m x 3.4m (22'4" x 11'2"):

Living Area 3.5m x 7.1m (11'6" x 23'4"):

Hallway 1.1m x 5.6m (3'7" x 18'4"):

Bedroom 2 4.0m x 3.4m (13'1" x 11'2"): at widest point.

Ensuite 2.2m x 1.8m (7'3" x 5'11"):

Bedroom 3 3.6m x 4.0m (11'10" x 13'1"): at widest point.

Bedroom 4 3.6m x 3.2m (11'10" x 10'6"):

Main Bathroom 2.9m x 1.8m (9'6" x 5'11"):

Bedroom 5 2.9m x 3.5m (9'6" x 11'6"):

FIRST FLOOR

Master Bedroom 5.2m x 5.9m (17'1" x 19'4"): at widest point.

Ensuite 2.0m x 2.7m (6'7" x 8'10"):

Mezzanine/Play Area 4.3m x 3.4m (14'1" x 11'2"):





Special Features & Services

- Five bedroom detached dwelling extending to approx. 2,024 sq. ft. / 188 sq.m.
- Short walk to the beach.
- Immaculate condition.
- Oil fired central heating.
- Detached garage.
- Tennis Court.
- Patio.







Directions
Y25 A394





TOTAL: 188 m²
 1st floor: 136 m², 2nd floor: 52 m²
 EXCLUDED AREAS: OPEN TO BELOW: 2 m², WALLS: 15 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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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.

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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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