

# For Sale

Asking Price: €360,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



13 The Crest,  
Aylesbridge,  
Ardamine,  
Gorey,  
Co. Wexford,  
Y25 HY56

**BER** B3

[sherryfitz.ie](http://sherryfitz.ie)



13 The Crest – a beautifully maintained four-bedroom, four bathroom residence nestled in the heart of Ardamine, County Wexford. This impressive property is presented in impeccable condition throughout, offering a turn-key opportunity for families, first-time buyers, or those seeking a peaceful coastal retreat.

Boasting generous accommodation across two floors, the home features four well-proportioned double bedrooms, a bright and spacious living area, a modern kitchen/dining space, office/study and stylish bathrooms. The layout is designed for both comfort and functionality, ideal for modern living.

Externally, the property benefits from off-street parking to the front, while to the rear, a private garden provides a superb space for outdoor dining, entertaining, or simply relaxing in the fresh air.

Situated in a mature and family-friendly development, 13 The Crest enjoys proximity to local amenities, schools, beaches, and excellent transport links to Gorey and the M11. Located less than an hour from Dublin makes Ardamine an ideal coastal getaway.

Early viewing is a must for this beautiful dwelling in a fantastic location.





## Accommodation

### GROUND FLOOR

**Entrance hallway** 4.30m x 2.18m (14'1" x 7'2"): at widest point, tiled flooring.

**Sitting room** 5.03m x 4.00m (16'6" x 13'1"): laminate wood flooring, feature fireplace with solid fuel stove and sliding door to rear garden.

**Kitchen/Dining** 8.10m x 3.47m (26'7" x 11'5"): at widest point, tiled flooring and backsplash, fitted kitchen units with matching island, electric double oven, electric hob, integrated microwave and American style fridge freezer.

**Sunroom** 2.90m x 3.37m (9'6" x 11'1"): tiled flooring and sliding doors to rear garden.

**Guest WC** 1.38m x 2.18m (4'6" x 7'2"): tiled flooring, WC and wash hand basin.

**Utility Room** 2.80m x 2.18m (9'2" x 7'2"): tiled flooring and backsplash, plumbed for washing machine and dryer and fitted storage units.

### FIRST FLOOR

**Landing** 3.70m x 3.06m (12'2" x 10'): at widest point, carpet flooring.

**Bedroom 1** 4.86m x 2.18m (15'11" x 7'2"): carpet flooring and built-in storage.

**Bathroom** 3.75m x 2.04m (12'4" x 6'8"): at widest point, tiled flooring and shower, bath, WC and wash hand basin.

**Bedroom 2** 3.20m x 2.93m (10'6" x 9'7"): at widest point, carpet flooring.

**Bedroom 3** 3.15m x 3.77m (10'4" x 12'4"): at widest point, laminate wood flooring and built-in sliderobes.

**Ensuite** 1.51m x 2.08m (4'11" x 6'10"): tiled flooring and shower, WC and wash hand basin.

**Master Bedroom 4** 3.15m x 3.57m (10'4" x 11'9"): at widest point, carpet flooring.

**Ensuite** 1.20m x 2.16m (3'11" x 7'1"): tiled flooring and shower, WC and wash hand basin.





### Special Features & Services

- Impeccably Maintained 4-Bedroom Home with spacious living areas and modern finishes
- Private Rear Garden perfect for outdoor entertaining and relaxation
- Off-Street Parking and quiet, family-friendly location, close to amenities and beaches
- Superb location within walking distance to Riverchapel Village and Courtown Harbour. 7.5km to Gorey town centre, 5.7 km to M11.



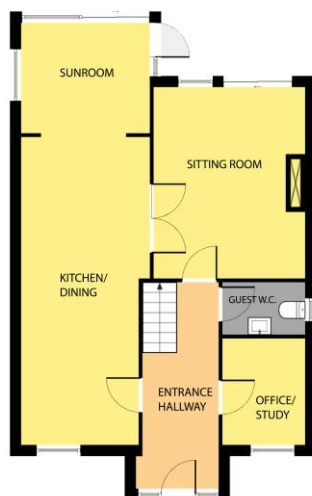




Directions  
Y25HY56



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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FIRST FLOOR



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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](http://sherryfitz.ie)

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