

# For Sale

Asking Price: €275,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



10 Ballycanew Court,  
Ballycanew,  
Co. Wexford  
Y25TW80

**BER** C1

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





10 Ballycanew Court is an attractive three-bedroom semi-detached property, located in a desirable residential location in the heart of Ballycanew Village within walking distance of village amenities such as a school, shops and pubs, while also situated less than 10 minutes from the M11 and 8km Gorey town centre with an excellent choice of amenities and recreational facilities nearby

The property extends to 990 sq ft approx., and briefly comprises a bright and spacious living room, to the rear of the property lies the kitchen/dining room which features built-in kitchen with ample storage and sliding patio doors lead to the rear fully enclosed garden with patio. Upstairs the master bedroom benefits from its own ensuite. There are also two further bedrooms, and the family bathroom complete the accommodation.

Externally the property has a private driveway to the front with side access to the fully enclosed rear garden.

Viewing is highly recommended!



## Accommodation

### Ground Floor

**Living Room** 5.7m x 4.8m (18'8" x 15'9"): laminate flooring.

**Kitchen/Dining** 5.7m x 3.6m (18'8" x 11'10"): tiled flooring, fitted kitchen units, oven, hob and extractor fan.

### First Floor

**Landing** 2.0m x 3.2m (6'7" x 10'6"): at widest point

**Master Bedroom** 3.6m x 4.1m (11'10" x 13'5"): at widest point, wooden flooring.

**Ensuite** 1.7m x 1.5m (5'7" x 4'11"): wash hand basin, shower and WC.

**Bedroom 2** 3.6m x 3.2m (11'10" x 10'6"): wood flooring.

**Bedroom 3** 2.3m x 2.9m (7'7" x 9'6"): at widest point, wood flooring.

**Bathroom** 2.0m x 1.6m (6'7" x 5'3"): tiled flooring and walls, wash hand basin, bath with overhead shower, WC and towel rail.

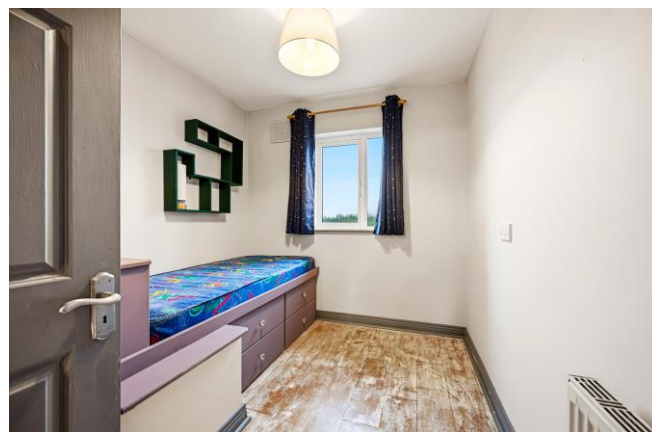






### Special Features & Services

- Excellent location in the centre of Ballycanew village with amenities.
- Side access with fully enclosed low maintenance rear garden.
- Just 10 minutes drive to Courtown beach and 8im to Gorey town.
- Oil fired central heating.
- Mains water and sewerage.

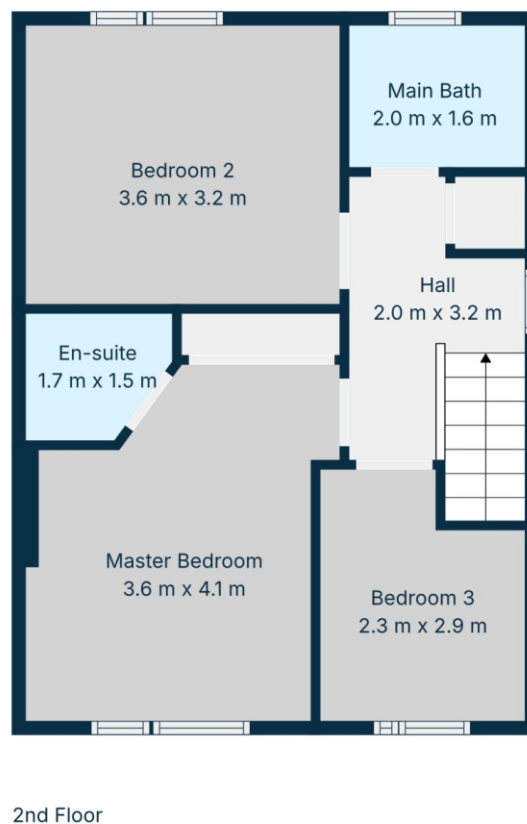
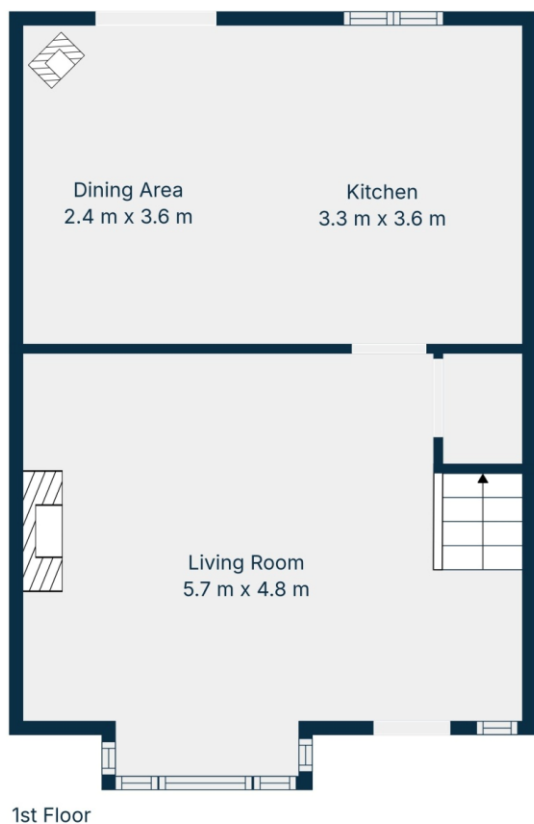






Directions  
Y25TW80





**TOTAL: 92 m<sup>2</sup>**  
 1st floor: 47 m<sup>2</sup>, 2nd floor: 45 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

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.

[sherryfitz.ie](http://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