

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
O'Leary Kinsella



13 Sandy Lane,
Ballymoney,
Gorey,
Co. Wexford
Y25YD73

BER C2

sherryfitz.ie



No 13 Sandy Lane is a stunning three bedroom detached property in pristine walk-in-condition and beautifully finished throughout. Measuring approximately 157.35 sq mt (1,693 sq ft) this stylish property has been designed with easy family living / holiday lifestyle and enjoyment in mind. As well as the impressive location, many of the ceilings have been raised and vaulted to great effect creating a real sense of space throughout the accommodation.

This is a truly outstanding family home offering wonderfully bright generously proportioned accommodation that has an exceptionally good flow making it ideal for family living and entertaining alike. It is presented to an exceptionally high standard throughout. The accommodation enjoys an open plan living area, a mezzanine area over the living space with bridge to media cinema room, and a South facing decking area and large rear garden. The open plan living area has a kitchen and dining area, while the living area has a double height ceiling and solid fuel stove. The versatile mezzanine overlooks the living area and has exposed timber beams. The three double bedroom make up the sleeping accommodation, one with a walk-in-wardrobe while another enjoys its own ensuite.

No 13 is minutes from an array of local amenities including Ballymoney Beach, Tara Vale pub (both within easy walking distance), a choice of local shops and churches, Seaford Hotel and Golf Club as well as Ballymoney Golf Club and a host of other seaside activities and eateries. Tara Hill primary school is a short drive while Gorey town and the M11 motorway are merely a few minutes drive.



Accommodation

Entrance Porch 1.72m x 1.99m (5'8" x 6'6"): tiled flooring.

Entrance Hallway 1.91m x 4.82m (6'3" x 15'10"): at widest point, carpet flooring.

Kitchen / Living / Dining Room 7.61m x 6.17m (25' x 20'3"): Kitchen: timber flooring, tiled backsplash, fitted kitchen units, dishwasher, electric oven and hob, integrated fridge freezer and dishwasher.

Living/Dining Area: laminate wood flooring, feature flame effect electric fire, TV point, double height ceilings and glass inlay double doors to rear deck.

Bedroom 1 3.74m x 3.39m (12'3" x 11'1"): carpet flooring and walk-in wardrobe.

Bedroom 2 3.75m x 3.74m (12'4" x 12'3"): carpet flooring.

Bathroom 2.67m x 2.74m (8'9" x 9'): at widest point, tiled flooring and bath, WC and wash hand basin.

Master Bedroom 3.75m x 4.48m (12'4" x 14'8"): carpet flooring and built-in wardrobes.

Ensuite 3.05m x 1.69m (10' x 5'7"): tiled flooring and shower, WC and wash hand basin.

FIRST FLOOR

Living Area/Loft/Mezzanine 3.17m x 6.03m (10'5" x 19'9"): at widest point, carpet flooring, Velux window and, exposed timber beams.

Media Room / Home Cinema 8.34m x 4.16m (27'4" x 13'8"): at widest point, carpet flooring and two large velux windows.





Special Features & Services

- Spacious Accommodation of approx. 1,694 sq ft.
- Stunning seaside setting.
- Superb location within walking distance to Ballymoney and 6km to Gorey town centre, 4.5km to M11.
- Beautifully presented in Walk in Condition.
- Highly regarded prestigious and private address.
- Private gated community.



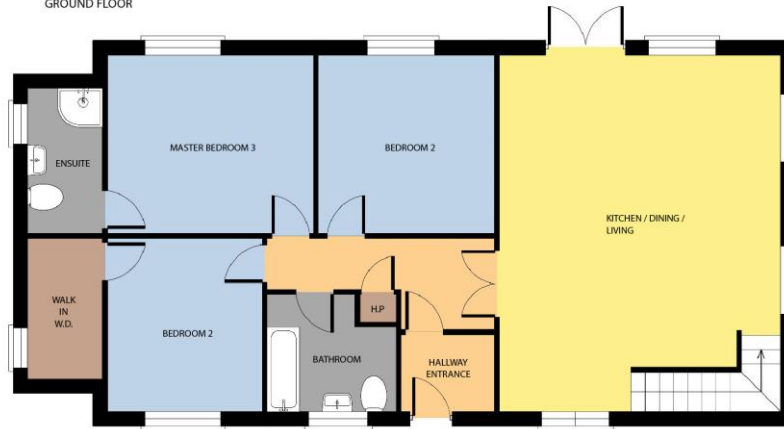




Directions
Y25YD73



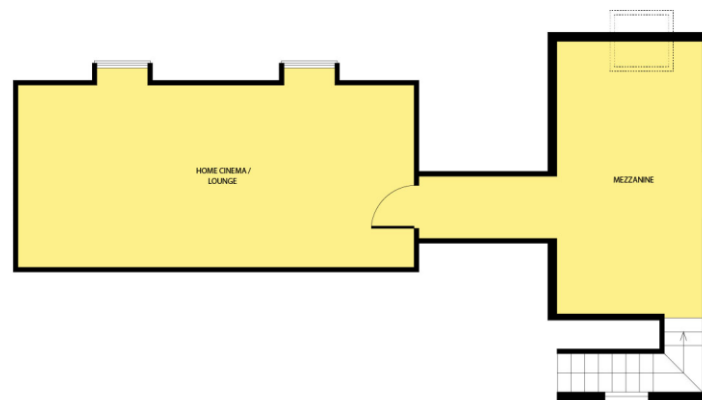
GROUND FLOOR



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 mis-statement. 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.

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