For Sale

Asking Price: €550,000



'Letts View',
Peppardscastle,
Ballygarrett,
Co. Wexford,
Y25 X2H7

BER A0

sherryfitz.ie



“Letts View” is a beautifully presented new three-bedroom detached bungalow with an impressive BER Rating of A0, set amidst attractive landscaped lawns in a peaceful and highly desirable location close to the coast. Extending to approximately 166 sq. m., this exceptional home combines contemporary styling, generous proportions and thoughtful design to create a wonderful family residence. Finished to an impeccable standard throughout, the property offers bright, spacious and well-appointed accommodation, with a superb balance of open-plan living and private spaces.

The accommodation briefly comprises a welcoming entrance hall leading to an impressive open-plan kitchen/dining, pantry, living and sunroom area, creating the perfect setting for both everyday family living and entertaining. A separate utility room and guest WC add further convenience. There are three generously proportioned double bedrooms, with the master bedroom benefiting from a stylish ensuite and walk-in wardrobe. An additional home office, hot press and beautifully appointed family bathroom complete the ground-floor accommodation.

The property also offers exciting scope for future expansion, with c1,000 sq feet of floored attic space designed for later conversion, providing purchasers with the opportunity to create substantial additional accommodation to suit their individual needs. Importantly, the house has also been engineered to accommodate a staircase, offering huge potential for those wishing to maximise this available space.

Externally, “Letts View” is equally impressive. Set back in a tranquil setting, the property enjoys extensive lawned gardens and a generous tarmacadam driveway. A particularly attractive feature is the southwest-facing patio, conveniently positioned off the sunroom and providing the perfect spot for al fresco dining, relaxing and enjoying the evening sunshine. A substantial garage with overhead storage offers excellent storage and further potential.

The property has been thoughtfully designed with a number of provisions already in place, offering exciting possibilities for future enhancement, including: first fix plumbing for first floor bathroom, a prepared cavity for a pocket door between the kitchen and sunroom; gas pipework installed for a future fireplace; power and intercom cabling in place for electric entrance gates; ducting installed for connection to existing hi-speed fibre optic broadband cable; external lighting cables serving the front of the house, patio and rear garden; the house is structurally engineered to accommodate a staircase to the attic; water & waste connections for garage.

The location of “Letts View” is particularly appealing, offering the perfect combination of peaceful country living and convenient access to a wonderful selection of coastal amenities. A number of Wexford's renowned beaches, including Cahore, Old Bawn, and Morriscastle are all within a few minutes' drive, making this an ideal location for those who enjoy coastal walks, swimming and outdoor pursuits.

The property is ideally positioned equidistant from the villages of Ballygarrett and Kilmuckridge, and approximately 10km south of Ballycanew. All three villages offer a range of everyday amenities, including primary schools, shops, pubs, restaurants and churches, with Kilmuckridge also providing secondary school facilities. For those seeking a wider range of shopping, leisure and commercial amenities, the vibrant town of Gorey is approximately 15 minutes away.





Accommodation

Entrance 3.6m x 5.7m (11'10" x 18'8"):

Living Room 4.4m x 3.9m (14'5" x 12'10"):

Sunroom 4.1m x 4.5m (13'5" x 14'9"):

Kitchen 4.4m x 5.6m (14'5" x 18'4"):

Pantry 1.2m x 1.0m (3'11" x 3'3"):

Utility Room 3.0m x 4.0m (9'10" x 13'1"):

W.C. 1.6m x 1.1m (5'3" x 3'7"):

Hallway 6.7m x 1.3m (22' x 4'3"):

Bathroom 3.2m x 3.2m (10'6" x 10'6"):

Hot Press 1.1m x 1.0m (3'7" x 3'3"):

Master Bedroom 3.8m x 3.2m (12'6" x 10'6"):

Ensuite 2.3m x 2.1m (7'7" x 6'11"):

Walk-in-Closet 2.3m x 2.5m (7'7" x 8'2"):

Bedroom 2 3.3m x 3.8m ():

Bedroom 3 3.3m x 2.9m (10'10" x 9'6"):

Office 3.3m x 2.9m (10'10" x 9'6"):







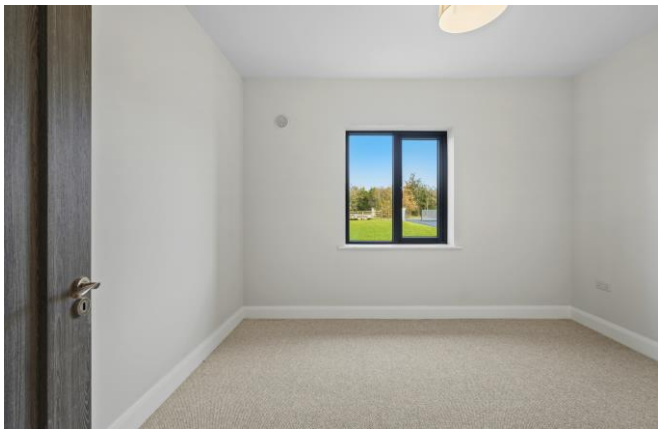


Special Features & Services

- New detached three-bedroom home of 166 sqm/1776 sqft, on c0.81 acres.
- Air to water heating - A0 BER Energy Rating.
- Excellent location with wonderful rural setting. .
- Short distance to numerous sandy beaches.
- Impeccably presented in walk in condition.
- Large garage over 2 floors.
- Convenient to Gorey and Kilmuckridge as well as Ballygarrett Village.
- Smart and stylish home with generous proportions.
- Timber frame, mains water, private sewerage.









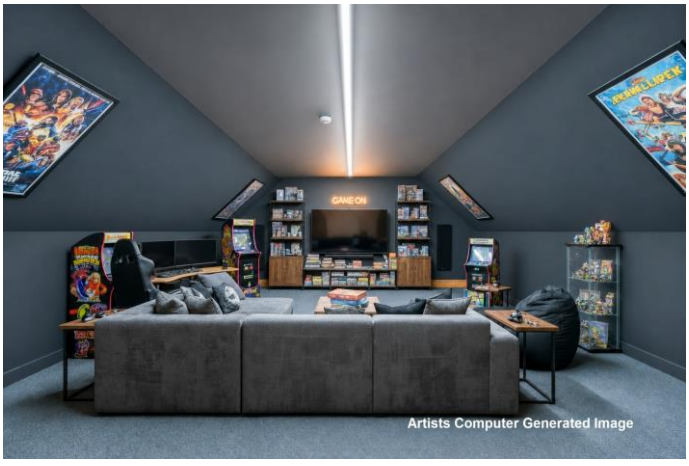







Artists Computer Generated Image




Artists Computer Generated Image



Directions
Y25X2H7









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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.*
PSRA Registration No. 001510