

# For Sale

**Sherry  
FitzGerald**  
O'Leary Kinsella

Asking Price: €210,000



Ballyedmond,  
Gorey,  
Co. Wexford  
Y25XE75

BER EXEMPT

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



Charming one-bedroom cottage near the village of Ballyedmond consisting of a kitchen/dining/living, a bathroom and bedroom room with a loft room on the first floor. The thatched house, seamlessly blends the timeless appeal of traditional Irish architecture with a stylish, modern interior. Offering a unique and cozy living experience, the property exudes warmth and character while featuring all the contemporary comforts you desire.

Inside, you will find a beautifully renovated space, with sleek finishes, an open-plan layout, and plenty of natural light. Whether you're relaxing by the fireplace or enjoying the tranquility of the countryside, this home provides a perfect balance of old-world charm and modern living.

The property is on a beautiful site surrounded by mature trees and hedging which provides a private spacious garden with garden pod to the rear.

The location is ideal within easy access to the coast, approximately 2km from the village of Monamolin and less than 15 minutes from the M11, with Gorey Town located approx. 20 minutes away.



## Accommodation

### GROUND FLOOR

**Entrance Porch** 1.00m x 0.92m (3'3" x 3'): tiled flooring.

**Kitchen/Dining/Living** 3.83m x 5.78m (12'7" x 19'): tiled flooring, fitted kitchen units, electric oven, fridge freezer, feature open fireplace and vaulted timber clad ceiling.

**Bathroom** 1.45m x 2.74m (4'9" x 9'): tiled flooring and shower, WC and wash hand basin.

**Bedroom 1** 3.67m x 2.96m (12' x 9'9"): tiled flooring.

**Loft** 3.67m x 1.00m (12' x 3'3"):





### Special Features & Services

- One-bedroom thatched cottage c.520sqft.
- Superb location.
- Less than 20 minutes from Gorey Town.
- 15 mins from the M11.
- Approx. 10 minutes to the coast.
- Unique character filled cottage.
- Garden pod.

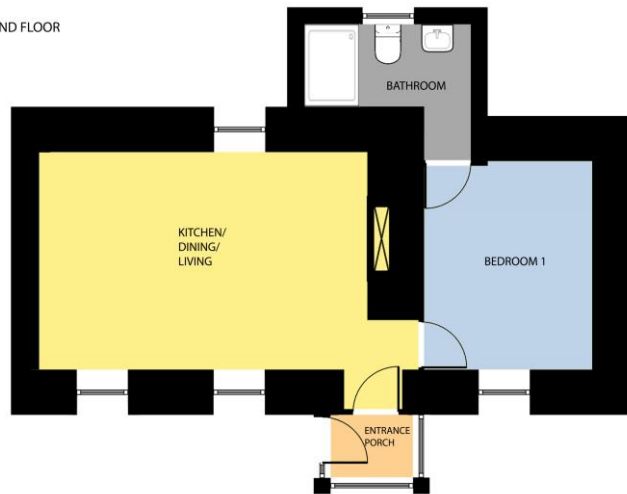




Directions  
Y25XE75



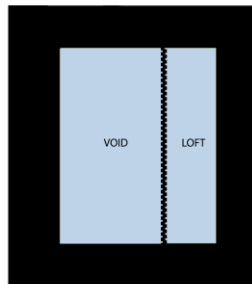
GROUND FLOOR



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).

### VIEWINGS

BY APPOINTMENT ONLY

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

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