

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



7 Sandy Lane,
Ballymoney,
Gorey,
Co. Wexford
Y25 D838

BER C2

sherryfitz.ie



No. 7 Sandy Lane is a beautifully presented three bed detached property in pristine walk-in-condition in a much sought after development in Ballymoney. Ideally located, just a short walk from the beach while the vibrant town of Gorey is just 8km away.

Situated in a quiet cul-de-sac, in a secure gated development, this 122.6 sqm. (1,320 sq.ft.) bungalow sits on a large site. The private enclosed rear garden enjoys a sunny westerly orientation perfect for alfresco dining, entertaining or to just enjoy the summer evenings with family. This residence incorporates open-plan living with vaulted ceiling and a mezzanine balcony. The open plan living area has a kitchen and dining area with fully fitted kitchen, while the living area has a double height ceiling and feature solid fuel stove fireplace with timber surrounds. The versatile mezzanine overlooks the living area and has exposed timber beams. The three bedrooms are all double in size with two of the bedrooms including the Master bedroom enjoying its own ensuite.

The Sandy Lane development is an exclusive low-density complex of detached bungalows. There is a children's playground and tennis courts on site while the popular north beach at Ballymoney is only a couple of minutes' walk and the very popular Tara Vale pub and restaurant are also within easy walking distance. There are a range of coastal and sporting activities, including three golf courses, nearby. Gorey is a mere 8km or 10 minutes' drive with Dublin 88km north along the M11.



Accommodation

GROUND FLOOR

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, solid wood flooring.

Kitchen/Dining/Living 7.61m x 6.17m (25' x 20'3"): solid wood flooring, tiled backsplash, fitted kitchen units, dishwasher, electric oven and hob, integrated fridge freezer, dishwasher, feature fireplace with solid fuel stove, TV point, double height ceilings and glass inlay double doors to rear garden.

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

Bedroom 1 3.74m x 3.39m (12'3" x 11'1"): carpet flooring.

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

Master Bedroom (3) 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.

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

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.





Special Features & Services

- Spacious Accommodation of approx. 1,320 sq.ft.
- Walk in Condition.
- Excellent location in the much sought after Tara Hill / Ballymoney area.
- Walking distance to the beach & 'Tara Vale' pub.
- Convenient to Gorey town.
- Close to Ballymoney Post Office & Mini-market.
- Large rear garden.
- Low density development.
- Oil Fired Central Heating.





Directions
Y25D838





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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