

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



17 Sandy Lane,
Ballymoney,
Co. Wexford
Y25 VY23



sherryfitz.ie



No. 17 Sandy Lane is an elegant and beautiful three bedroom detached property, in walk-in-condition and enjoys an open plan living area, a mezzanine area over the living space, a south-west 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. The versatile mezzanine overlooks the living area and has exposed timber beams. The three bedrooms are all double in size with master bedroom enjoying its own ensuite and a second bedroom benefiting from a large walk-in-wardrobe.

The Sandy Lane development is an exclusive low-density complex of detached bungalows. There is a childrens playground and tennis courts on site while the popular north beach at Ballymoney is only a couple of minutes' walk. There are a range of costal and sporting activities, including golf courses nearby. Gorey is a mere 7km 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"):

Kitchen: solid wood flooring, fitted kitchen units, dishwasher, washing machine, electric oven, electric hob, integrated fridge freezer, double height ceilings, glass inlay double doors to rear deck.

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"): solid wood flooring and walk-in wardrobe.

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

Master Bedroom (3) 3.75m x 4.48m (12'4" x 14'8"): solid wood flooring.

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.





Special Features & Services

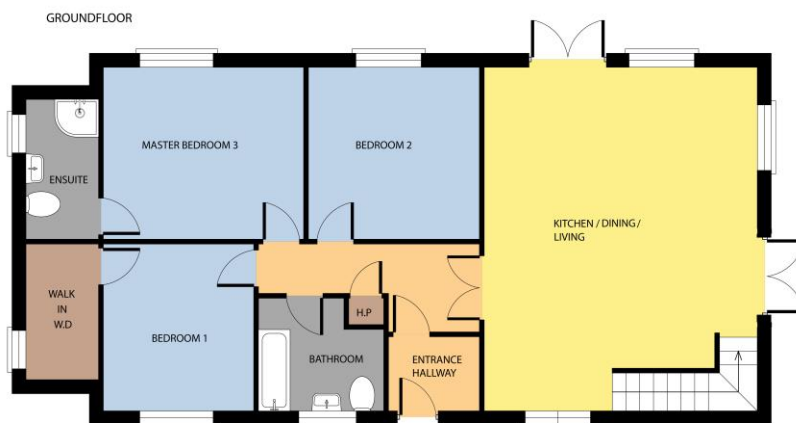
- Spacious Accommodation of approx. 1,320 sq ft.
- Stunning seaside setting.
- Superb location within walking distance to Ballymoney and 7km to Gorey town centre, 4.5km to M11.
- Walk in Condition.
- Private gated community.
- South-West facing rear garden.
- Exclusive and prestigious address.





Directions
Y25 VY23





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).

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.
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