

For Sale

Asking Price: €399,000

**Sherry
FitzGerald**
O'Leary Kinsella



75 Sandycove (Phase 2),
Ballymoney,
Gorey,
Co. Wexford,
Y25 YA32



sherryfitz.ie



75 Sandycove is an impressive three bedroom detached residence located in an exclusive gated community within walking distance of the Wexford's finest beaches.

This property comes to the market in fabulous condition and will make a great family home or a beautiful seaside escape. The large entrance hallway connects to the spacious living room area providing a large open airy feel, maximising the light and a feature bay window. The well-equipped kitchen opens to the rear deck area, making al fresco dining a must throughout the summer months and has a large adjoining dining room. A guest WC concludes the ground floor accommodation.

Upstairs consists of three spacious bedrooms with the master bedroom enjoying its own ensuite. A large family bathroom completes the accommodation on this level.

Ballymoney village 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 only 8km or 10 minutes' drive with Dublin 88km north along the M11.

This is a very special home which has been lovingly cared for by its present owners. Viewing is highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 2.80m x 4.00m (9'2" x 13'1"): at widest point, tiled flooring.

Sitting Room 6.80m x 5.00m (22'4" x 16'5"): at widest point, carpet flooring, bay window, and feature stove fireplace.

Kitchen 4.00m x 4.50m (13'1" x 14'9"): tiled flooring and backsplash, fitted kitchen units, freestanding cooker, dishwasher, fridge freezer, washing machine and sliding door to rear garden.

Dining Room 3.70m x 3.45m (12'2" x 11'4"): at widest point, laminate wood flooring.

Guest WC 0.90m x 1.75m (2'11" x 5'9"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 4.65m x 0.90m (15'3" x 2'11"): at widest point, carpet flooring.

Bedroom 1 4.20m x 2.80m (13'9" x 9'2"): carpet flooring and two Velux windows.

Bedroom 2 3.50m x 2.80m (11'6" x 9'2"): carpet flooring, built-in wardrobes and two Velux windows.

Bathroom 1.68m x 3.10m (5'6" x 10'2"): tiled flooring and bath, bath, WC and wash hand basin.

Master Bedroom 3 4.72m x 3.45m (15'6" x 11'4"): at widest point, carpet flooring and door to balcony.

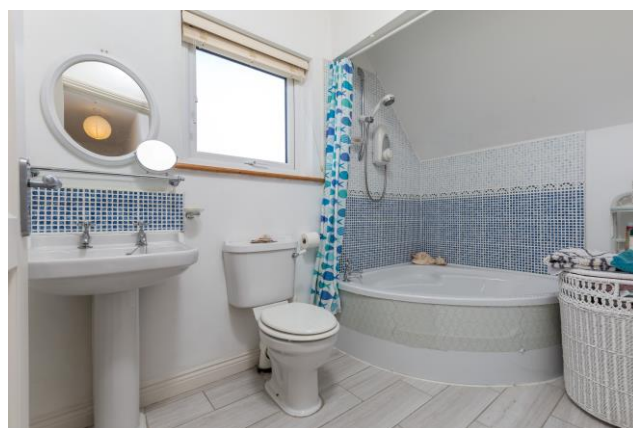
Ensuite 1.20m x 3.10m (3'11" x 10'2"): tiled flooring and shower, shower, WC and wash hand basin.





Special Features & Services

- Spacious Accommodation of approx. 1,290 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 with decking area.
- Secure gated development.





Directions
Y25YA32



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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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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