

# For Sale

Guide Price: €475,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballygullen,  
Craanford,  
Gorey,  
Co Wexford  
Y25YD21

**BER** B3

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Ballygullen is an impressive four-bedroom dwelling standing on almost one acre in a wonderful rural setting while still within close proximity of Gorey town, Carnew, Hollyfort and Craanford villages. Set back from the road, this beautiful property offers bright, spacious, and well-proportioned accommodation ideal for modern family living.

Extending to 216 sqm. / 2,325 sq.ft. approx., this very fine four-bedroom home is well laid out and offers huge potential.

The home features a welcoming entrance hall leading to a generous living room with ample natural light, a fully fitted kitchen and dining area, and well-designed living spaces that flow seamlessly for everyday comfort and entertaining. The four bedrooms are all generously sized, including two bedrooms with en-suite facilities, while the remaining bedrooms are served by a spacious family bathroom.

Externally, the property benefits from a large, well-maintained garden, offering a private and peaceful setting. The home enjoys a convenient location close to Gorey and Carnew, with easy access to schools, shops and major road networks. Craanford is stones throw away with excellent facilities including church, playschool, primary school, GAA facilities, licensed premises and Craanford Mills.

This is an ideal opportunity to acquire a turnkey family home in a desirable residential location



## Accommodation

### GROUND FLOOR

**Entrance hallway** 4.90m x 2.75m (16'1" x 9'): at widest point, tiled flooring.

**Sitting Room** 6.45m x 4.65m (21'2" x 15'3"): at widest point, carpet flooring, feature fireplace with solid fuel stove, feature bay window and double doors to kitchen/dining.

**Kitchen/Dining** 3.85m x 8.26m (12'8" x 27'1"): at widest point, tiled flooring and backsplash, fitted kitchen units, fridge freezer, electric oven, electric hob, dishwasher and double doors to rear garden.

**Utility Room** 2.55m x 2.40m (8'4" x 7'10"): at widest point, tiled flooring, fitted storage units, plumbed for washing machine and dryer.

**Guest WC** 1.20m x 2.40m (3'11" x 7'10"): tiled flooring, WC and wash hand basin.

**Lounge** 2.90m x 4.65m (9'6" x 15'3"): carpet flooring and feature fireplace.

### FIRST FLOOR

**Landing** 5.27m x 3.65m (17'3" x 12'): at widest point, solid wood flooring.

**Bedroom 1** 4.00m x 4.48m (13'1" x 14'8"): at widest point, solid wood flooring.

**Bedroom 2** 3.91m x 3.50m (12'10" x 11'6"): solid wood flooring.

**Bathroom** 2.64m x 2.90m (8'8" x 9'6"): tiled flooring and walls, bath, shower, WC and wash hand basin.

**Bedroom 3** 3.65m x 4.65m (12' x 15'3"): at widest point, solid wood flooring.

**Ensuite** 2.64m x 1.12m (8'8" x 3'8"): tiled flooring and walls, shower, WC and wash hand basin.

**Master Bedroom 4** 4.20m x 4.64m (13'9" x 15'3"): solid wood flooring and walk-in wardrobe.

**Ensuite** 1.75m x 2.20m (5'9" x 7'3"): tiled flooring and walls, shower, WC and wash hand basin.







#### Special Features & Services

- Spacious Accommodation of approx. 2,325 sq ft.
- Four generously sized bedrooms, two with en-suite, all on the first floor.
- Situated in a serene, desirable location in Ballygullen.
- Large garden ideal for outdoor activities and a gravel driveway with ample parking.
- OFCH.
- C. 0.96 acre site.
- Short distance to primary school, shop, sports facilities, pubs etc., in Craanford Village.





Directions  
Y25YD21







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.

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