

# For Sale

Asking Price: €385,000



Ballybeg,  
Ferns,  
Co. Wexford  
Y21XY42



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



Beautiful five-bedroom home in a stunning location in the Wexford countryside close to the Wicklow border. Placed just 5km north of Ferns village and with ease of access to the M11, as well as being approx. 9km from Carnew town and approx. 15km to Gorey town.

Extremely impressive home of lovely proportions extending to approximately 170 sqm (c1,830 sq.ft.) standing on c.0.54 acres. On entry you are welcomed to the tiled floored reception hall, to the left lies an extremely well-proportioned sitting room with a feature open fireplace. The kitchen is bright and spacious with its expansive windows to further enhance the light in this beautiful space. Double doors from the kitchen / dining room provide easy access to the south-west facing decking and the opportunity for alfresco dining. Along the corridor is a well-equipped utility, three well-appointed bedrooms, one with an ensuite bathroom and a guest WC. On the first floor are a further two bedrooms, including the master bedroom with ensuite and walk-in wardrobe.

Outside the property is approached by a sweeping driveway which leads to the front and side of the house. The front garden and driveway border have been landscaped with a variety of mature shrubs and trees and there are expansive front and rear gardens and lawns, ideal for the gardening enthusiast or for the younger sports fans to have their very own sports pitch! Extending to over half an acre this would also be a pets haven!.

Viewing is highly recommended to really appreciate everything this stunning modern home has to offer.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.20m x 2.53m (17'1" x 8'4"): at widest point, tiled flooring.

**Sitting Room** 4.30m x 4.48m (14'1" x 14'8"): laminate wood flooring and feature open fireplace.

**Kitchen/Dining** 4.00m x 7.85m (13'1" x 25'9"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, fridge freezer and double doors to rear garden.

**Utility Room** 3.20m x 1.80m (10'6" x 5'11"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

**Bedroom 1** 3.00m x 4.25m (9'10" x 13'11"): at widest point, carpet flooring.

**Bedroom 2** 3.00m x 3.25m (9'10" x 10'8"): at widest point, carpet flooring.

**Bedroom 3** 3.20m x 3.38m (10'6" x 11'1"): carpet flooring.

**Ensuite** 1.52m x 2.10m (5' x 6'11"): tiled flooring and shower, shower, WC and wash hand basin.

**Guest WC** 2.30m x 1.40m (7'7" x 4'7"): tiled flooring, WC and wash hand basin.

### FIRST FLOOR

**Landing** 2.92m x 3.45m (9'7" x 11'4"): at widest point, carpet flooring.

**Bedroom 4** 5.15m x 3.08m (16'11" x 10'1"): at widest point, carpet flooring.

**Bathroom** 1.80m x 2.30m (5'11" x 7'7"): linoleum flooring, tiled bath, bath, WC and wash hand basin.

**Master Bedroom 5** 5.15m x 5.23m (16'11" x 17'2"): at widest point, carpet flooring and walk-in wardrobe.

**Ensuite** 1.80m x 1.90m (5'11" x 6'3"): linoleum flooring, tiled shower, shower, WC and wash hand basin.





### Special Features & Services

- Beautiful Countryside setting.
- Ideal location only approximately 5km from Ferns and Camolin Village.
- Excellent 5-bedroom home.
- Spacious accommodation.
- c.0.54-acre site with lots of room for hobbies, or to build a large shed etc.
- Lovely condition throughout.
- Southwest facing rear garden.
- Attractive home with country style gravel driveway.
- Garden Shed.







Directions  
Y21XY42



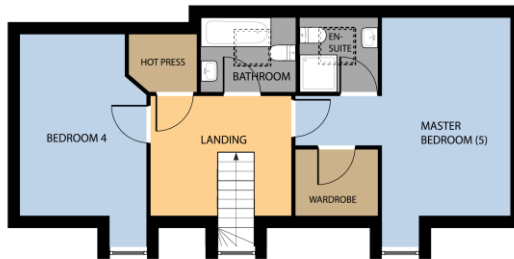
GROUND FLOOR



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).

VIEWING

Viewing by appointment.

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