

For Sale

Asking Price: €430,000



Heathville,
Tomgar,
Ballycanew,
Gorey,
Co. Wexford, Y25FE00

BER C1

sherryfitz.ie

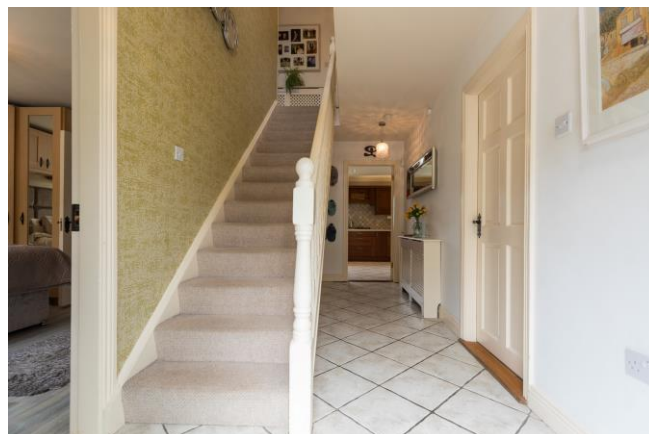


"Heathville" is a fabulous four-bedroom property in excellent decorative order throughout located minutes from the village of Ballycanew. Situated in a quiet picturesque location, this property has been excellently maintained by the current owner and provides bright and versatile living accommodation. The rear garden is south-west facing, fully enclosed and has a beautiful patio providing a stunning outside living space, which enjoys the sun all day long.

The accommodation extends to the total floor area of 147sqm, approx. and comprises of entrance hallway, sitting room, kitchen/dining room, utility room, the master bedroom with ensuite and a guest WC all on the ground floor. On the first floor there are a further three bedrooms and a family bathroom. The property also benefits from a detached garage with converted loft space overhead ideal for studio space, games room etc.

Located outside Ballycanew Village, 9.5 kms to Gorey town centre and 9 kms to M11 with a host of local amenities. This home is in close proximity to Wexford beautiful coastline, Courtown Harbour.

Viewing comes highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 4.90m x 2.10m (16'1" x 6'11"): at widest point, tiled flooring.

Sitting Room 5.50m x 4.00m (18'1" x 13'1"): at widest point, solid wood flooring, feature fireplace with solid fuel inset stove, feature bay window and double doors to kitchen/dining.

Kitchen/Dining 3.70m x 8.10m (12'2" x 26'7"): tiled flooring and backsplash, fitted kitchen units, electric double oven, gas hob, integrated dishwasher, recessed lighting and sliding doors to rear patio.

Utility Room 2.61m x 1.80m (8'7" x 5'11"): tiled flooring and backsplash, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.00m x 1.80m (3'3" x 5'11"): tiled flooring, timber paneling to walls, WC and wash hand basin.

Master Bedroom 4 4.50m x 3.70m (14'9" x 12'2"): at widest point, laminate wood flooring, built-in wardrobes and feature bay window.

Ensuite 0.90m x 3.70m (2'11" x 12'2"): tiled flooring and walls, shower, WC and wash hand basin.

FIRST FLOOR

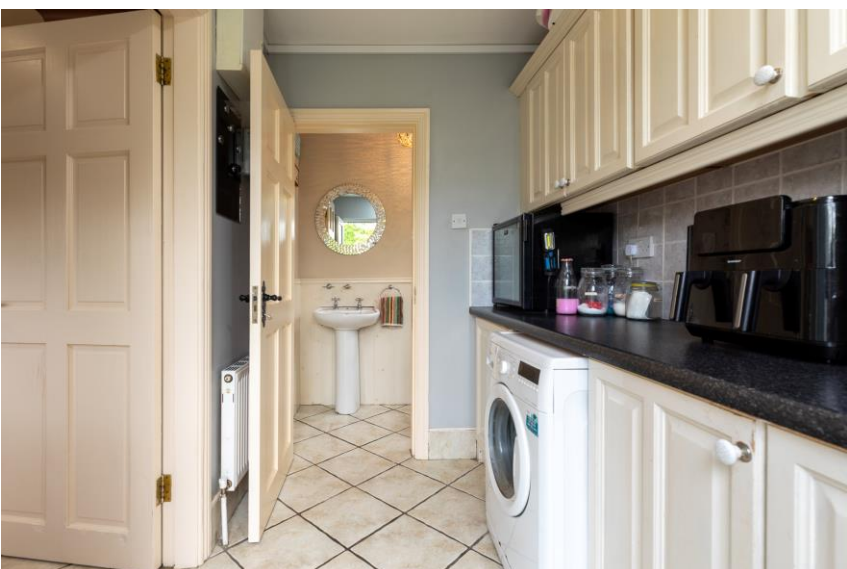
Landing 4.45m x 3.20m (14'7" x 10'6"): at widest point, carpet flooring.

Bedroom 1 3.35m x 4.00m (11' x 13'1"): at widest point, carpet flooring.

Bedroom 2 3.35m x 4.00m (11' x 13'1"): at widest point, carpet flooring.

Bedroom 3 3.35m x 3.70m (11' x 12'2"): at widest point, carpet flooring.

Bathroom 3.35m x 3.97m (11' x 13'): at widest point, tiled flooring and walls, bath, shower, WC and wash hand basin.

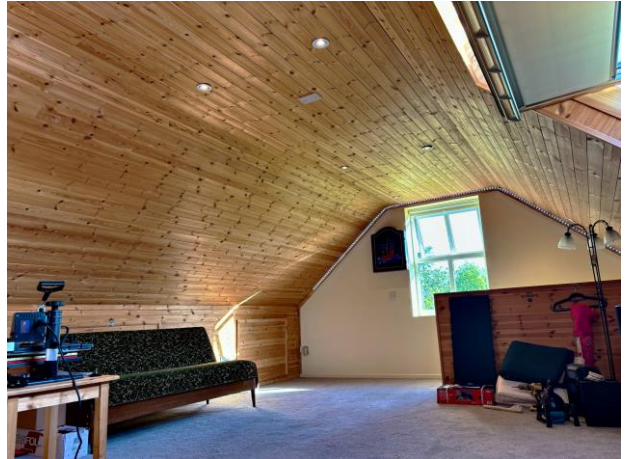




Special Features & Services

- Detached dwelling c. 1582 sq ft
- Stunning location, 9.5km from Gorey town centre, 9km from M11
- Immaculate condition.
- South-west facing rear garden.
- Detached double garage.
- Electric gates.
- Private well
- Fully enclosed garden with electronic fencing for dogs.

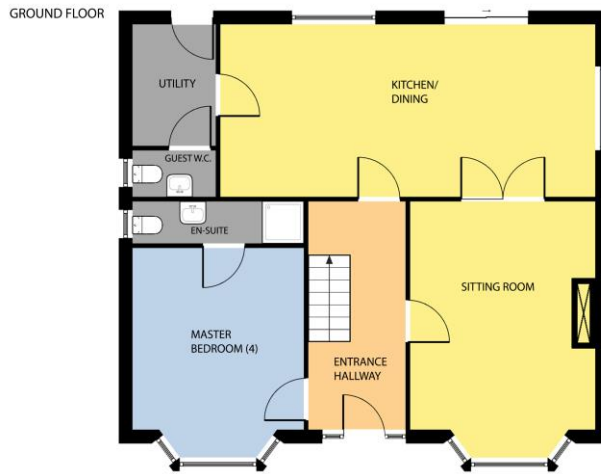






Directions
Y25 FE00

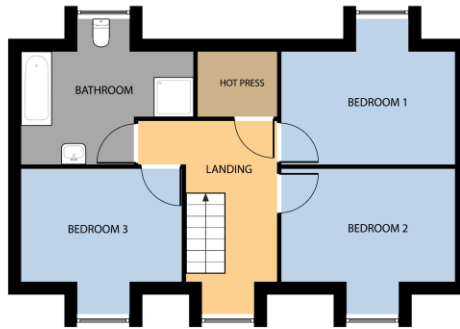




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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