

# For Sale

Asking Price: €539,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Prospect,  
Ballymoney,  
Co. Wexford,  
Y25 H1W6



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



Meticulously designed to an extremely high standard, Prospect is a beautiful, luxurious 5-bedroom home in an exclusive location within walking distance to North Wexford's beautiful sandy beaches. Placed on the outskirts of Ballymoney village and in close proximity to the N11, makes this an easy commuting neighbourhood.

One cannot fail to be impressed by this approximately 241.4 sq m light filled residence, where emphasis has been placed on relaxing and fine living in this stunning coastal location.

Accommodation comprises; entrance hall, living room, kitchen/dining room, utility room, playroom/office/study, main family bathroom, five bedrooms, shower room, ensuite and walk in wardrobe.

Outside the property is approached by a graveled driveway which leads to the front of the house. The site is bordered by mature shrubs and trees. To the rear of the property is a south facing garden with a wonderful sense of privacy and seclusion.

The property is a blank canvas and has the potential to be a truly stunning property for the lucky new owners.



**Accommodation**

**Entrance Hallway** 3.50m x 2.00m (11'6" x 6'7"): at widest point.

**Sitting Room** 6.50m x 4.64m (21'4" x 15'3"):

**Kitchen/Dining** 8.50m x 6.25m (27'11" x 20'6"): at widest point.

**Utility Room** 2.65m x 4.70m (8'8" x 15'5"): at widest point.

**Playroom** 3.00m x 2.95m (9'10" x 9'8"): at widest point.

**Bathroom** 4.50m x 2.80m (14'9" x 9'2"):

**Bedroom 1** 3.92m x 3.85m (12'10" x 12'8"): at widest point.

**Bedroom 2** 4.62m x 3.85m (15'2" x 12'8"):

**Bedroom 3** 4.23m x 3.70m (13'11" x 12'2"): at widest point.

**Shower Room** 2.40m x 2.00m (7'10" x 6'7"):

**Bedroom 4** 4.75m x 3.50m (15'7" x 11'6"): at widest point.

**Master Bedroom 5** 4.75m x 4.45m (15'7" x 14'7"):

**Walk-in wardrobe** 4.75m x 1.80m (15'7" x 5'11"):

**Ensuite** 2.71m x 1.80m (8'11" x 5'11"):





### Special Features & Services

- Prestigious Residential Coastal Location – approx. 2km to beach.
- Spacious Accommodation of 241.4 sq.m.
- Spacious open plan kitchen/dining/living room.
- Large South facing garden.
- Oil fired central heating.
- 2<sup>nd</sup> fix stage.
- Excellent BER – A2.





Directions  
Y25H1W6





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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 9am – 1pm & 2pm – 5.30pm  
 Monday to Friday.  
 Viewings conducted 6 days  
 (including Saturdays).

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Viewing by appointment.

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