

For Sale

Asking Price: €750,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ashlane
Coolook,
Ballycanew,
Gorey,
Co. Wexford,
Y25A449

BER C1

sherryfitz.ie



Ashlane, Coolook, Ballycanew, is a substantial five bedroom detached property with agricultural sheds and yard standing on approx. 5.57 hectares (13.7 acres) presented in excellent order throughout and situated in a quiet picturesque location in close proximity to Ballycanew Village. This property has been excellently maintained by the current owner and provides bright and versatile living accommodation. The south facing side patio is exemplary and provides a stunning outside living space.

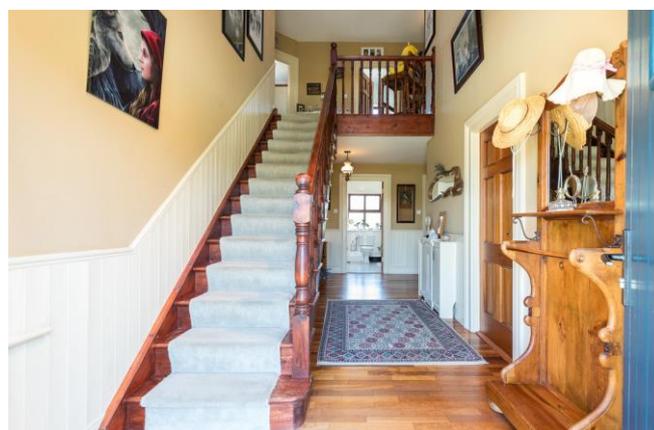
The accommodation extends to the total floor area of 202.5 square metres approximately and comprises of entrance hallway, sitting room, kitchen / dining room, utility room, guest WC, family bathroom and the first of five bedrooms on the ground floor. A beautiful stairway rises to the first floor with four double bedrooms and a shower room on this floor.

Situated in a tranquil and peaceful area passing through the land and offering excellent privacy. The house is approached via a gravel driveway lined with lawns and a variety of shrubs. There is ample parking around the residence.

The agricultural shed and yard, accessible via a separate entrance from the house, features a concrete surface and offers ample parking space. The sheds are comprised of an excellent four bay 'A-roofed' workshop, together with another large 'A-roofed' cattle shed and yard which could be used for any purpose. A large concrete yard stands to the front of the sheds. These sheds and yards are a huge addition to the property and would lend themselves to a business or storage.

Ashlane enjoys a very convenient location located on the outskirts of Ballycanew Village, 9 kilometres to Gorey town centre and 8 kilometres to M11 with a host of local amenities. This home is in close proximity to Wexford beautiful coastline, Courtown Harbour and is sure to appeal to a modern family or make a stunning coastal holiday getaway property.

Viewing comes highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 6.67m x 2.37m (21'11" x 7'9"): at widest point, solid wood flooring.

Sitting Room 7.54m x 4.01m (24'9" x 13'2"): solid wood flooring, feature fireplace with solid fuel stove, and double doors to side garden.

Bedroom 1 3.54m x 4.52m (11'7" x 14'10"): at widest point, laminate wood flooring.

Kitchen/Dining 5.35m x 5.51m (17'7" x 18'1"): laminate wood flooring, fitted kitchen units with matching island and breakfast bar, electric oven, electric hob, cooker, dishwasher and fridge freezer.

Utility Room 2.62m x 2.10m (8'7" x 6'11"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Guest WC 2.46m x 1.66m (8'1" x 5'5"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.

Bathroom 2.45m x 3.05m (8' x 10'): at widest point, tiled flooring and walls, bath, WC and wash hand basin.

FIRST FLOOR

Landing 1.90m x 5.55m (6'3" x 18'3"): at widest point, laminate wood flooring.

Bedroom 2 2.92m x 3.90m (9'7" x 12'10"): laminate wood flooring.

Bathroom 2.11m x 2.28m (6'11" x 7'6"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 2.95m x 4.43m (9'8" x 14'6"): at widest point, laminate wood flooring.

Bedroom 4 4.28m x 4.51m (14'1" x 14'10"): at widest point, laminate wood flooring and built-in wardrobes.

Master Bedroom 5 4.30m x 4.00m (14'1" x 13'1"): at widest point, laminate wood flooring.





Special Features & Services

- Beautiful two-storey dwelling approx.. 2180 sq ft
- Privacy and Seclusion
- Bright and versatile accommodation
- Approx. one hour away from Dublin.
- Privately located on approx. 5.57 hectares (13.76 acres) of superb lands
- Large agricultural shed.
- Yard with easy access to all facilities.







Directions
Y25A449



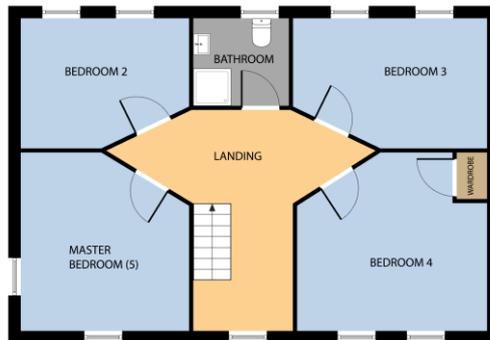




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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