

# For Sale

Asking Price: €225,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Encore,  
Ballymoney,  
Co. Wexford,  
Y25 N729



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



Encore is a unique and charming two-bedroom terraced property located 5km from Gorey, Co. Wexford and only approx. 1.2km from Ballymoney beach. This stunning property is on the Main Street in the heart of Ballymoney village.

Accommodation comprises of; sitting room, with feature fire surround with solid fuel stove which creates a cosy atmosphere, the kitchen/dining is to the rear of the dwelling with access to the back yard. The family bathroom completes the accommodation on the ground floor. There are two bedrooms on the first floor.

A wide range of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses and internationally acclaimed spa's catering to your every whim.

A superb house in a superb location!



## Accommodation

### GROUND FLOOR

**Sitting Room** 3.21m x 4.03m (10'6" x 13'3"): at widest point, carpet flooring and feature fireplace with solid fuel stove.

**Kitchen/Dining** 4.90m x 2.60m (16'1" x 8'6"): linoleum flooring, fitted kitchen units, electric cooker, dishwasher, plumbed for washing machine and door to rear garden.

**Bathroom** 1.55m x 1.45m (5'1" x 4'9"): tiled flooring and walls, shower, WC and wash hand basin.

### FIRST FLOOR

**Landing** 2.41m x 2.59m (7'11" x 8'6"): at widest point, carpet flooring and built-in storage units.

**Bedroom 1** 3.19m x 2.19m (10'6" x 7'2"): at widest point, carpet flooring.

**Master Bedroom 2** 3.21m x 2.25m (10'6" x 7'5"): at widest point, carpet flooring.





### Special Features & Services

- Prestigious Residential Coastal Location
- 1.2km to Ballymoney beach.
- Convenient to Gorey town.
- Beside Ballymoney Post Office & Mini-market.
- Oil Fired Central Heating.
- Attractive stone façade.





Directions  
Y25 N729



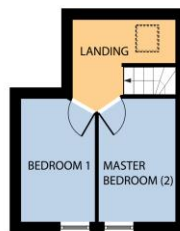
GROUND FLOOR



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



CONTACT

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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.

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

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