

For Sale

Guide Price: €350,000



The Old Barracks,
Clonevan,
Ballygarrett,
Gorey,
Co. Wexford
Y25DN27



sherryfitz.ie



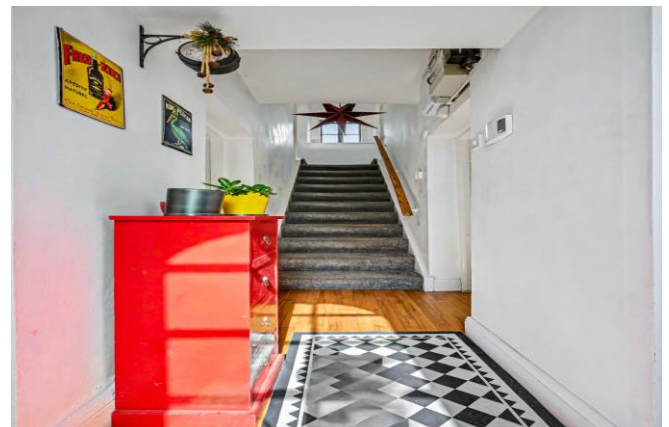
The Old Barracks is a charming period two-bedroom residence brimming with character and history. Extending to approximately 94.4 sq.m, this exceptionally bright and well-balanced home offers superbly proportioned accommodation throughout. The ground floor comprises a welcoming entrance hallway, an inviting sitting room, a kitchen/dining area and a family bathroom, while the first-floor features two generous double bedrooms.

Originally serving as an RIC and later Garda barracks, the property retains distinctive elements of its heritage, including a former holding cell, now thoughtfully incorporated into the family bathroom. This elegant two-bedroom home is ideally positioned in a highly sought-after area of North County Wexford, just a leisurely stroll from Cahore South Beach.

The outdoor space is a true highlight, with beautifully maintained gardens that flourish during the summer months—a testament to the current owner's care and attention. The garden is fully fenced, which adds extra security and privacy

A wealth of amenities and activities are close at hand, including stunning beaches, scenic forest walks, renowned golf courses, and award-winning spas. The area also offers a welcoming coastal atmosphere with a variety of cafés and restaurants, while nearby attractions such as amusement parks, crazy golf, and ten-pin bowling provide endless entertainment for families.

Ideally located just a short drive—approximately 15 minutes—from Gorey Town and Junction 23 of the M11, the property also enjoys convenient access to the coastline, making it a perfect blend of tranquility and connectivity.



Accommodation

GROUND FLOOR

Entrance Hallway 3.00m x 1.60m (9'10" x 5'3"): at widest point, solid maple wood flooring.

Sitting room 4.74m x 4.13m (15'7" x 13'7"): solid maple wood flooring, feature brick fireplace with solid fuel stove.

Back Porch 0.99m x 1.38m (3'3" x 4'6"): solid maple wood flooring.

Kitchen/Dining 4.66m x 3.65m (15'3" x 12'): laminate wood flooring, fitted kitchen units, electric oven, electric hob, dishwasher, under counter fridge and dresser.

Bathroom 2.46m x 2.38m (8'1" x 7'10"): linoleum flooring, tiled shower and wall, freestanding bath, WC, wash hand basin, heated towel rail.

FIRST FLOOR

Landing 1.24m x 0.95m (4'1" x 3'1"): at widest point, carpet flooring.

Bedroom 1 4.70m x 3.80m (15'5" x 12'6"): carpet flooring, feature fireplace and wardrobe.

Master bedroom 2 4.60m x 3.92m (15'1" x 12'10"): carpet flooring, feature fireplace, walk-in wardrobe.





Special Features & Services

- Detached two bedroom period property of character extending to approx. 94.4 sq m (1016 sq ft)
- Walk in Condition
- Mature grounds.
- Superb location within close proximity of Ballygarrett & Kilmuckridge villages and approx. 15 mins drive to Gorey.
- Short distance to the coast and beautiful beach (approx. 2 kms).
- Former RIC and Garda barracks.
- Fibre Optic Broadband
- Dual Central heating.

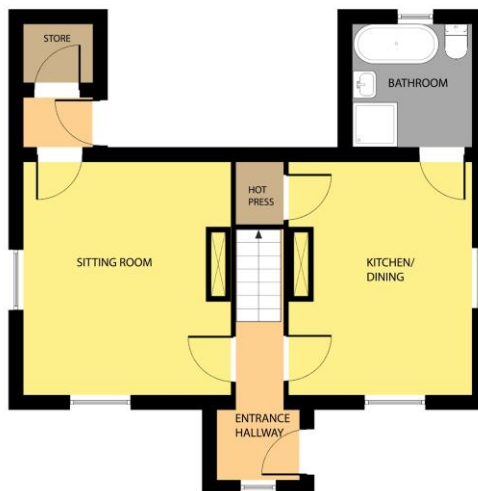




Directions
Y25DN27



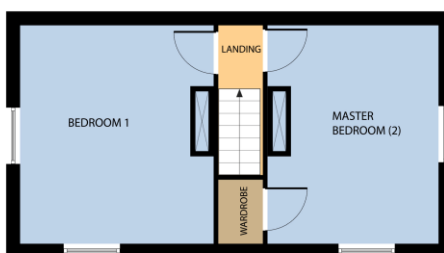
GROUND FLOOR



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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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