

# For Sale

Asking Price: €450,000

**Sherry  
FitzGerald**  
O'Leary Kinsella

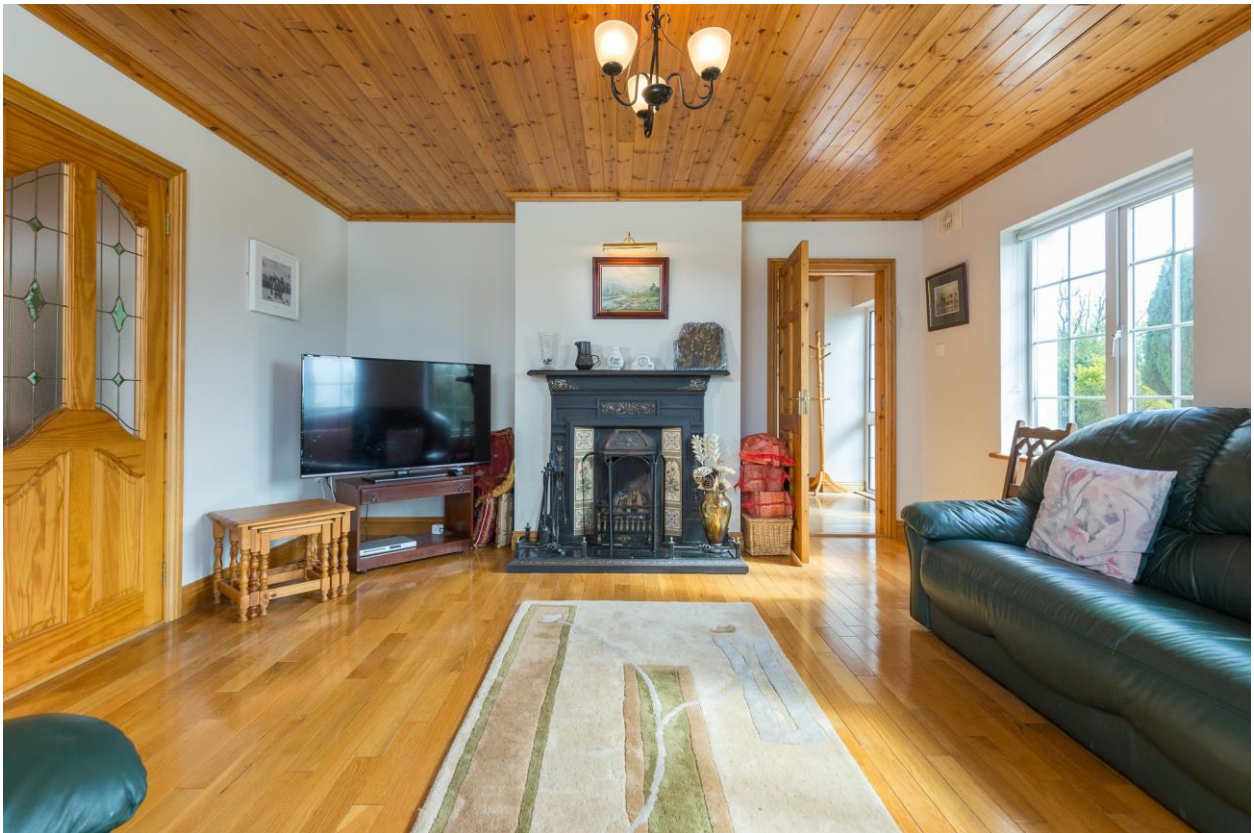


Ballybay,  
Kilmichael,  
Cahore,  
Gorey,  
Co Wexford, Y25VF79



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





Ballybay is an impressive four-bedroom property lying adjacent to the stunning coastal setting of Cahore Point in North County Wexford. This property comes to the market in walk-in condition.

Accommodation comprises of entrance hall, a spacious living room with feature open fireplace and a kitchen dining area with beautiful kitchen units and access to the south facing patio area. The utility, family bathroom and two of the four bedrooms completes the accommodation on the ground floor. Upstairs there are 2 double bedrooms and a second bathroom.

The beauty of the location is not to be underestimated with the stunning coastal access and Cahore Point only a short stroll away. The property is close to Ballygarrett village and a short drive to Gorey town and junction 23 on the M11 motorway. Gorey town has a huge selection of schools, shops, cafes, restaurants, public transport, etc and is located less than an hour from Dublin. Cahore is an area steeped in history including Cahore Castle, an 1840-built Tudor Gothic country home.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.50m x 2.00m (14'9" x 6'7"): at widest point, solid wood flooring.

**Sitting Room** 4.50m x 5.00m (14'9" x 16'5"): solid wood flooring, feature open fireplace, timber clad ceiling and double doors to kitchen/ dining.

**Kitchen/Dining** 4.10m x 6.02m (13'5" x 19'9"): at widest point, solid wood flooring, tiled backsplash, fitted kitchen units, electric oven, gas hob, double doors to side patio and timber ceiling.

**Utility Room** 3.00m x 1.53m (9'10" x 5'): solid wood flooring, plumbed for washing machine and dryer.

**Bedroom 1** 3.00m x 3.80m (9'10" x 12'6"): solid wood flooring.

**Bathroom** 1.50m x 2.50m (4'11" x 8'2"): tiled flooring and walls, bath, WC and wash hand basin.

**Bedroom 2** 4.00m x 3.80m (13'1" x 12'6"): at widest point, solid wood flooring and built-in wardrobes.

### FIRST FLOOR

**Landing** 3.40m x 2.00m (11'2" x 6'7"): at widest point, solid wood flooring.

**Bedroom 3** 5.50m x 3.80m (18'1" x 12'6"): at widest point, solid wood flooring.

**Master Bedroom 4** 5.50m x 5.00m (18'1" x 16'5"): at widest point, solid wood flooring.

**Bathroom** 1.50m x 2.50m (4'11" x 8'2"): solid wood flooring, shower, WC and wash hand basin.







### Special Features & Services

- Four-bedroom dwelling 1633 sq ft approx.
- Stunning quiet, coastal, scenic setting.
- Oil Fire Central Heating.
- South facing patio.
- Superb location within walking distance to Cahore Pier and Beach.



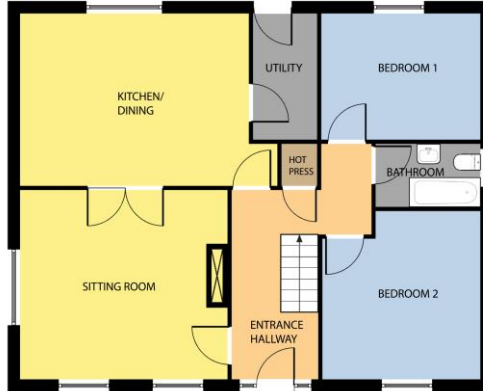




Directions  
Y25VF79



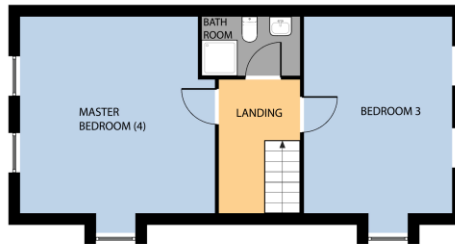
GROUND FLOOR



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.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE



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.

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

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
PSRA Registration No. 001510