

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballyellis,
Gorey,
Co. Wexford,
Y25 N8Y7



sherryfitz.ie



Nestled in the peaceful countryside of Ballyellis, Gorey, this charming detached three-bedroom residence offers an excellent opportunity to enjoy country living while remaining within easy reach of nearby towns and amenities. Set on approximately 0.59 acres, the property enjoys a private and spacious setting with ample outdoor space and storage surrounding the home.

Ideally positioned just c. 3.5km from Carnew and approximately 13km from Gorey town, the property combines the tranquility of a rural location with the convenience of accessible shops, schools, cafés, restaurants, and commuter routes. Gorey town offers a wide range of amenities including supermarkets, boutiques, schools, sporting facilities, and excellent transport links via the M11 motorway and rail services to Dublin.

Extending to approximately 79 sqm / 850 sqft, the accommodation is bright, practical, and well laid out throughout. The welcoming sitting room features a charming stove fireplace, creating a warm and cosy focal point to the home. The kitchen offers a functional space with feature solid fuel stove and views over the rear of the property, while the three bedrooms provide comfortable accommodation suitable for family living, guests, or home office use. A family bathroom completes the interior accommodation.

Externally, the property is approached by a gravel driveway providing generous off-street parking. The expansive site offers excellent potential for gardening, outdoor entertaining, or further landscaping, with mature surroundings enhancing the sense of privacy and rural charm. The rear of the property benefits from open space ideal for enjoying outdoor living in a peaceful setting.

This appealing home will suit a variety of purchasers including first-time buyers, downsizers, or those seeking a countryside retreat within convenient reach of Gorey and Carnew.



Accommodation

Porch 2.6m x 2.0m (8'6" x 6'7"): tiled flooring.

Entrance Hall 1.9m x 1.4m (6'3" x 4'7"): tiled flooring.

Kitchen 3.6m x 4.1m (11'10" x 13'5"): at widest point, tiled flooring and feature solid fuel stove fireplace.

Bathroom 1.9m x 2.7m (6'3" x 8'10"): tiled floors and walls, w.c., wash hand basin and shower.

Living Room 4.6m x 3.4m (15'1" x 11'2"): carpet flooring, feature stove fireplace.

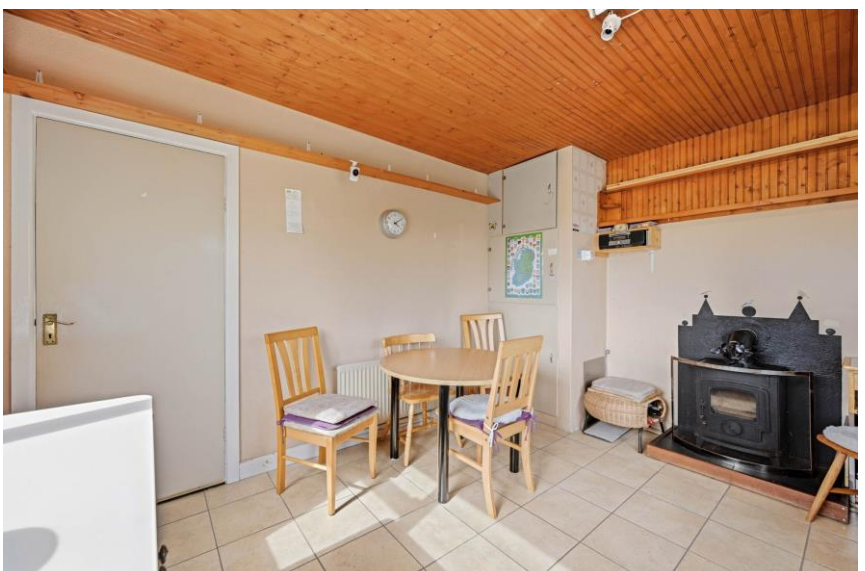
Hallway 1.1m x 5.1m (3'7" x 16'9"): carpet flooring.

Entrance Hall 1.6m x 1.0m (5'3" x 3'3"): carpet flooring.

Bedroom 3 3.4m x 2.2m (11'2" x 7'3"): carpet flooring.

Bedroom 2 3.4m x 2.7m (11'2" x 8'10"): carpet flooring.

Master Bedroom 4.6m x 3.0m (15'1" x 9'10"): carpet flooring.





Special Features & Services

- Charming 3 Bed Residence of 79m²(810 sq ft) approx.
- Less than 15 minutes from Gorey town.
- Positioned only minutes away from Carnew town centre.
- c. 0.59 acre site.





Directions
Y25N8Y7





TOTAL: 79 m²
 1st floor: 79 m²
 EXCLUDED AREAS: PORCH: 5 m², WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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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.
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