

For Sale

Asking Price: €850,000

**Sherry
FitzGerald**
O'Leary Kinsella



Cherryfield,
Ballygarrett,
Gorey,
Co. Wexford
Y25 HY98



sherryfitz.ie



Excellent Multi Unit Investment Opportunity!

Cherryfield is an impressive block of 7 townhouses situated in the village of Ballygarret, Co. Wexford, 3km from Cahore Point and 13km from Gorey town centre. This imposing property extends to 447.04sqm approx and is on a large site of c0.89 acres approx.. The property is in excellent condition, fully vacant and ready for immediate occupation.

Each Townhouse consists of an open plan kitchen/dining/living, a family bathroom and either 1 or 2 beds and study. There are also two separate communal rooms which gives the opportunity for further development. Ideal for long term rental or high value holiday letting.

Externally to the front of the property is a tarmacked driveway and parking area, with the driveway running completely around the perimeter of the building.

Overall this is an extremely impressive property in an excellent, convenient, costal location walking distance of all village amenities including Church, primary school, GAA facilities, pub, restaurant and shop and 3km from Cahore Point, Strand bar/restaurant and beautiful Cliff Top Walk along the coastline to the gorgeous sandy Cahore South Beach.

- Fully planning compliant.
- Recently upgraded sewerage facilities
- With potential to generate income in excess of €100,000 per annum this represents a great opportunity.

Don't miss this outstanding investment opportunity, in a fantastic location.



ACCOMMODATION

UNIT 1

Kitchen/Dining/Living, Bathroom,
1 Bedroom
(35.65sqm)

Unit 2

Kitchen/Dining/Living, Bathroom,
1 Bedroom
(40.9 sqm)

UNIT 3

Kitchen/Dining/Living, Bathroom
1 Bedroom, 1 ensuite, Study Room/Storage Room
(64.97sqm)

UNIT 4

Kitchen/Dining/Living, Bathroom
2 Bedrooms, 1 ensuite, Study Room/Storage Room
(80.87sqm)

UNIT 5

Kitchen/Dining/Living, Bathroom
2 Bedrooms, 1 ensuite, Study Room/Storage Room
(75.74sqm)

UNIT 6

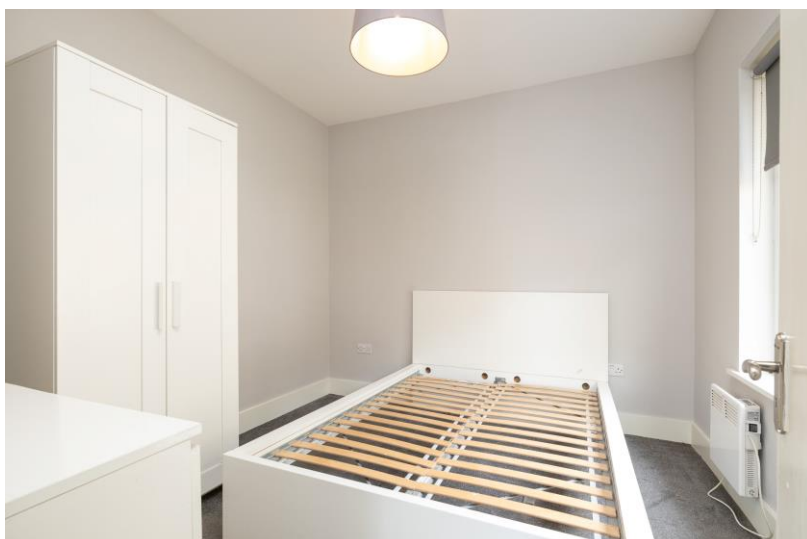
Kitchen/Dining/Living, Bathroom
1 Bedroom, 1 ensuite, Study Room/Storage Room
(62.1sqm)

UNIT 7

Kitchen/Dining/Living, Bathroom
1 Bedroom, Study Room/Storage Room
(43.11sqm)

Total Area (Main Building) – 447.04Sqm

2 Communal Rooms – 19.1 sqm







Special Features & Services

- Excellent investment opportunity.
- Coastal and village location.
- Only 3km from Cahore Point
- Fully vacant, ready for immediate occupation.
- Large site, c0.89 acres.
- Ample parking space.
- Modern units, fitted out.
- Walking distance of all village amenities including primary school.
- Recently refurbished.
- Great condition





Directions
Y25HY98





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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