

# For Sale

Offers in excess of: €695,000

**Sherry  
FitzGerald**  
Radford



Ballymotey More  
Enniscorthy  
Co. Wexford  
Y21 Y7X8

**BER** A3

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



Ballymotey is a beautiful architect designed A rated residence which extends to 2,200 sq ft approx. with functional office space and car port adjacent. Finished to an impeccable standard this bright well laid out property comes to the market in fantastic order boasting beautiful décor and functional layout with a very impressive finish and standard of workmanship throughout. The property allows for landscaped gardens with electric gated entrance, located just 5km to the M11 and 8km to Enniscorthy Town. The coastal settings of Blackwater, Kilmuckridge and Curracloe are just 10-15 minute drive and Dublin is literally only a 60 minute minute drive.



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and other features are approximate and responsibility is placed on the prospective purchaser. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is not to be used as a basis for any legal proceedings. The plan is not to be used as a basis for any legal proceedings.



### Special Features & Services

- Architect designed home
- Landscaped gardens & granite patio
- Electric gated entrance and tarmac drive
- Adman steel shed
- EV Charger
- Air to water
- Car port
- CCTV

### Accommodation

**Entrance Hall** 1.6 (5'3")m x 4.8 (15'9")m + 2.0 (6'7")m x 5.2 (17'1")m: With solid wood floor, feature stairs, recessed lighting, large storage area

**Living Room** 4.5m 5.3m (14'9" 17'5"): With feature marble fireplace, stove, wolid wood floor, high ceiling

**Shower Room** 2.7m x 2.8m (8'10" x 9'2"): With beautiful double vanity unit, WC, WHB. fitted pump shower, tiled wood floor

**Utility Room** 2.5m x 4.0m (8'2" x 13'1"): Fitted waist and eye level units, quartz counter tops, side access to carport

**Kitchen / Dining / Living** 4.8m x 11.5m (15'9" x 37'9"): Bespoke fitted kitchen, quartz counter tops, feature island unit, tiled splashback, large patio doors to lovely patio area.

**Bedroom 1** 3.4m x 4.8m (11'2" x 15'9"):

**Bedroom 2** 4.8m x 5.3m (15'9" x 17'5"):

### FIRST FLOOR

**Bedroom 3** 2.9m x 3.3m (9'6" x 10'10"):

**Landing** 1.0m x 2.3m avg (3'3" x 7'7" avg):

**Bedroom 4 (master)** 4.0 (13'1")m x 5.4 (17'9")m + 1.7 (5'7")m x 2.2 (7'3")m: With two sets of fully fitted wardrobes

**Ensuite** 2.0m x 3.4m (6'7" x 11'2"): Fitted vanity unit with quartz counter top, WC, WHB, large shower, tiled, recessed lighting

**Office** 2.7m x 4.8m (8'10" x 15'9"): Ideal for working from home

**OUTSIDE** Granite patio area with feature lighting and detail

Fully landscaped gardens front and rear

Adman steel shed

Carport





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#### NEGOTIATOR

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