For Sale

Offers in excess of: €695,000





Ballymotey More Enniscorthy Co. Wexford Y21 Y7X8





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.





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"): Wth 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

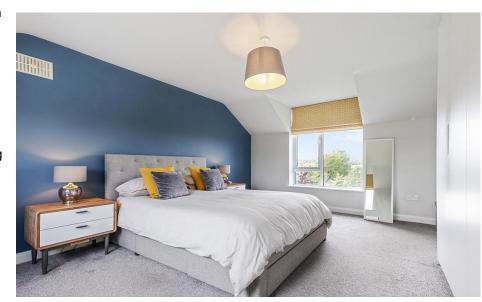
Office 2.7m x 4.8m (8'10" x 15'9"): Ideal for working from home

OUTSIDE Granite patio area with feature lighting and detail

Fully landscaped gardens front and rear Adman steel shed Carport











NEGOTIATOR

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