

For Sale

Asking Price: €675,000

**Sherry
FitzGerald**
O'Leary Kinsella



Clonganny,
Ballygarrett,
Co. Wexford
Y25X683



sherryfitz.ie



Welcome to this beautifully presented five-bedroom residence nestled in the peaceful countryside of Clonganny, Ballygarrett, Co. Wexford. Offering space, comfort, and style in equal measure, this impressive home is set on a generous c.2.8-acre plot with a charming gravel driveway and mature surroundings.

Finished to a high standard and in true walk-in condition, accommodation briefly comprises of entrance hallway, sitting room, lounge, kitchen/dining, sunroom, utility, guest WC, office/study and the first of five bedrooms all on the ground floor while upstairs on the first floor is the family bathroom and a further four spacious bedrooms, two of which feature modern en-suite bathrooms—ideal for growing families or guests, . The interior is bright and inviting, with a well-balanced layout that includes ample living and entertaining space.



Outside, the gravel driveway offers plenty of parking and complements the well-maintained exterior. There are two large versatile outbuildings, one of which benefits from electricity and plumbing with overhead storage, perfect for a multitude of uses. The rural setting provides a sense of privacy and tranquility while still being conveniently located to nearby amenities and coastal attractions. This turnkey home is perfect for those seeking a peaceful lifestyle with no compromise on quality.

The property enjoys an excellent location just off the main R742 only 4km from Old Bawn Beach, approximately 16km south of Gorey and all its amenities to include shops, supermarkets, restaurants, pubs, schools, churches etc. and is convenient to many renowned seaside resorts, 5km from Kilmuckridge, 5km from Cahore and many more of North Wexford's sandy beaches and is only 1 hours' drive south of Dublin.



Viewing is highly recommended to truly appreciate everything this property has to offer and with its excellent location is bound to attract a lot of interest.

Accommodation

GROUND FLOOR

Entrance Hallway 3.98m x 4.85m (13'1" x 15'11"): at widest point, solid wood flooring.

Sitting Room 5.60m x 5.58m (18'4" x 18'4"): at widest point, solid wood flooring and feature brick fireplace with inset stove.

Bedroom 1 3.88m x 4.92m (12'9" x 16'2"): at widest point, solid wood flooring.

Lounge 5.02m x 6.03m (16'6" x 19'9"): at widest point, solid wood flooring, feature brick fireplace with inset stove and double doors to kitchen/dining.

Kitchen/Dining 7.95m x 7.58m (26'1" x 24'10"): at widest point, tiled flooring, fitted kitchen units with matching island and breakfast bar, electric oven with gas hob, integrated dishwasher, American style fridge freezer and double doors to sunroom.

Sunroom 3.90m x 3.90m (12'10" x 12'10"): at widest point, tiled flooring and double doors to rear garden.

Utility Room 2.87m x 2.00m (9'5" x 6'7"): tiled flooring, fitted storage units and plumbed for washing machine and dryer.

Guest WC 2.87m x 1.25m (9'5" x 4'1"): tiled flooring, WC and wash hand basin.

Office/Study 2.87m x 2.45m (9'5" x 8'): solid wood flooring.

FIRST FLOOR

Landing 4.84m x 4.78m (15'11" x 15'8"): at widest point, carpet flooring.

Bedroom 2 5.63m x 3.25m (18'6" x 10'8"): carpet flooring.

Bedroom 3 3.63m x 4.67m (11'11" x 15'4"): at widest point, carpet flooring.

Bedroom 4 6.22m x 5.20m (20'5" x 17'1"): at widest point, carpet flooring.

Ensuite 2.10m x 1.70m (6'11" x 5'7"): tiled flooring and shower, WC and wash hand basin.

Master bedroom 5 4.37m x 4.14m (14'4" x 13'7"): carpet flooring and walk-in wardrobe.

Ensuite 2.67m x 1.60m (8'9" x 5'3"): at widest point, tiled flooring and shower, WC and wash hand basin.

Bathroom 2.68m x 3.51m (8'10" x 11'6"): at widest point, tiled flooring and walls, bath, shower, WC and wash hand basin.





Special Features & Services

- Spacious 5-bedroom home, including 2 en-suite bedrooms.
- Presented in walk-in condition and finished to a high standard.
- Private setting with a well-maintained gravel driveway, offering ample parking and peaceful rural surroundings.
- Ideal location in Clonganny, Co. Wexford – a perfect blend of countryside living with easy access to local amenities and coastal attractions.
- Set on 2.8 acres approx.
- Block built storage shed with power and water.
- Large steel shed with up and over door.







Directions
Y25 X683



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.

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FIRST FLOOR



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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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