

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



14 Sandycove (Phase 1),
Ballymoney,
Co. Wexford
Y25 E728

BER C

sherryfitz.ie



14 Sandycove is an impressive three bedroom detached residence c.118sqm / 1,270 sq.ft., located in an exclusive gated community within walking distance of the Wexford's finest beaches.

This property comes to the market in fabulous condition and will make a great family home or a beautiful seaside escape. The large entrance hallway connects to the spacious living room area providing a large open airy feel with a feature bay window maximizing the light. The well-equipped kitchen opens to the rear garden. In addition there is a sizeable dining room adjoining the kitchen with sliding doors to the rear garden. A guest WC concludes the ground floor accommodation. Upstairs consists of three spacious bedrooms with the master bedroom enjoying its own ensuite. A large family bathroom completes the accommodation on this level.

The development has the benefit of a tennis court, children's play area and private access to the beach. Ballymoney village is only a short walk and the very popular Tara Vale pub and restaurant are also within easy walking distance. There are a range of coastal and sporting activities, including three golf courses, nearby. Gorey is only 8km or 10 minutes' drive with Dublin 88km north along the M11.



Accommodation

Ground Floor

Entrance 3.2m x 2.8m (10'6" x 9'2"):

Living Room 5.0m x 6.5m (16'5" x 21'4"):

Kitchen 4.3m x 3.7m (14'1" x 12'2"):

Dining Room 3.3m x 3.7m (10'10" x 12'2"):

W.C. 2.6m x 0.9m (8'6" x 2'11"):

First Floor

Landing 1.0m x 2.6m (3'3" x 8'6"):

Master Bedroom 3.3m x 4.7m (10'10" x 15'5"):

Ensuite 2.8m x 1.0m (9'2" x 3'3"):

Bedroom 2 2.8m x 4.4m (9'2" x 14'5"):

Bedroom 3 2.8m x 3.0m (9'2" x 9'10"):

Bathroom 3.1m x 1.6m (10'2" x 5'3"):





Special Features & Services

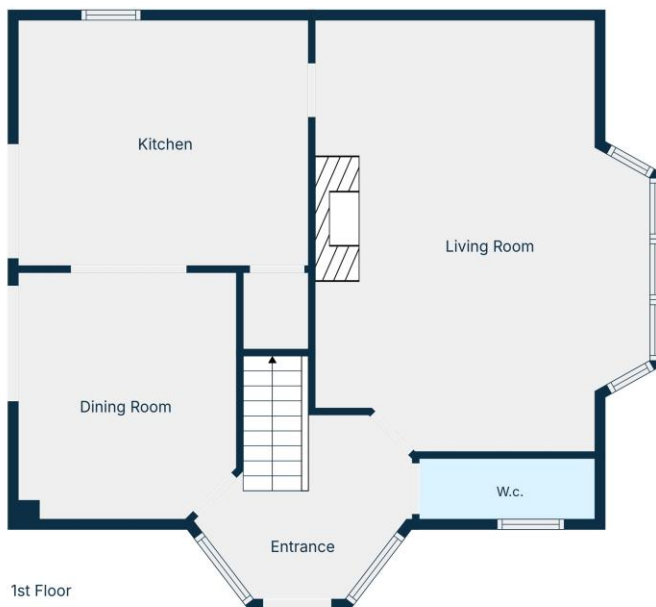
- Spacious Accommodation of approx. 1,270 sq ft.
- Walk in Condition
- Excellent location in the much sought after Tara Hill / Ballymoney area.
- Walking distance to the beach & 'Tara Vale' pub.
- Convenient to Gorey town.
- Close to Ballymoney Mini-market.
- Large rear garden.
- Secure gated development with tennis court, children's play area and private access to the beach.
- Oil Fired Central Heating.





Directions
Y25 E728





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.

sherryfitz.ie

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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