

For Sale

Asking Price: €480,000



Rose Cottage,
Sea Road,
Ballymoney, Gorey,
Co. Wexford
Y25 P268

BER C3

sherryfitz.ie



Rose Cottage is an elegant three-bedroom detached property in an exclusive location within walking distance to North Wexford's beautiful sandy beaches. Placed only minutes from Ballymoney village and in close proximity to the M11, makes this an easy commuting neighbourhood. One cannot fail to be impressed by this approximately 101.4 sqm approx., light filled residence, where emphasis has been placed on relaxing and fine living in this stunning coastal community.

On entry you are welcomed to the stunning sitting room with feature solid fuel stove fireplace and exposed stone wall, the sitting room opens into the well-proportioned kitchen/dining room, double doors from the dining room lead to the southwest facing patio, perfect for dining alfresco in the evening sun. A guest WC completes the accommodation on the ground floor. Upstairs are three bedrooms and a tranquil family bathroom.

Outside the property is approached by a well-maintained gravel driveway which leads to the front and side of the house. The side garden has been landscaped with a variety of mature shrubs and trees. The rear of the property has a wonderful sense of privacy and seclusion and further enhanced with beautiful patio area.

This property is in a truly stunning location, only minutes' walk from one of Wexford's finest beaches.



Accommodation

GROUND FLOOR

Sitting Room 5.60m x 3.63m (18'4" x 11'11"): at widest point, carpet flooring, feature fireplace with solid fuel stove, recessed lighting, double height ceiling and exposed stone wall.

Kitchen/Dining 5.60m x 5.12m (18'4" x 16'10"): at widest point, tiled flooring, fitted kitchen units, electric oven, electric hob, fridge freezer, washing machine, tumble dryer, recessed lighting and double doors to rear garden.

Guest WC 2.14m x 1.40m (7' x 4'7"): tiled flooring and walls, shower, WC and wash hand basin.

FIRST FLOOR

Bedroom 1 2.46m x 3.76m (8'1" x 12'4"): carpet flooring.

Bedroom 2 3.04m x 3.51m (10' x 11'6"): at widest point, carpet flooring.

Bathroom 2.46m x 1.75m (8'1" x 5'9"): tiled flooring and walls, bath, shower, WC and wash hand basin.

Master Bedroom 3 5.60m x 3.60m (18'4" x 11'10"): at widest point, carpet flooring and walk-in wardrobe.





Special Features & Services

- Prestigious residential coastal location - walking distance to Ballymoney beach and shop.
- Walk in condition with amazing decor.
- Spacious accommodation of c.1,091 sq ft approx.
- Wood burning stove
- Large south-west facing patio.
- Extensive Garden.
- Triple glazed windows.
- Hot outdoor shower.
- High speed WIFI.
- Monitored alarm.





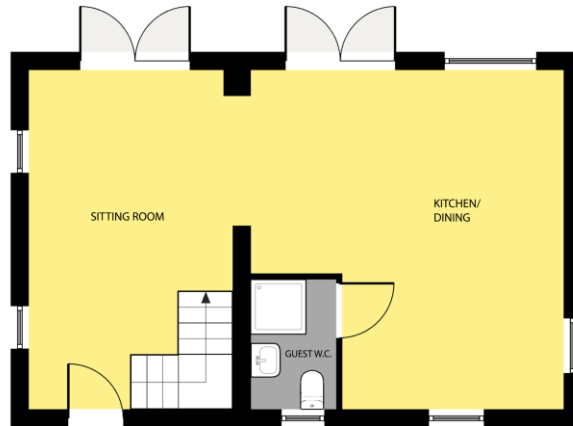
Directions
Y25P268



FOR IDENTIFICATION PURPOSES ONLY



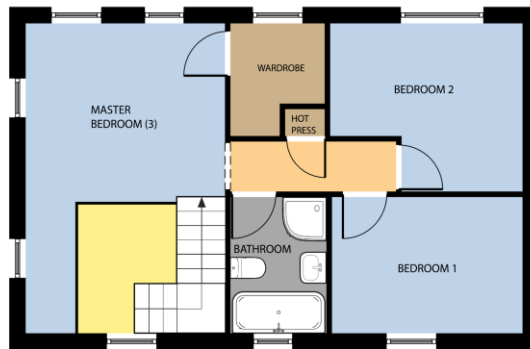
GROUND FLOOR



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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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