NO. 7 SANDYCOVE PHASE 1, BALLYMONEY, GOREY, CO. WEXFORD Y25 Y239

Ref: 8903

BER C1

QUINN PROPERTY

www.quinnproperty.ie

Attractive Three Bedroom Detached Home In An Exclusive Coastal Development
For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this excellent family residence to the market. Set in Ballymoney, one of the South East's most sought-after locations, this property is nestled in the exclusive gated community of Sandycove (Phase 1) and benefits from an excellent range of nearby amenities. These amenities include Ballymoney Golf Club, local convenience shop, and the beautiful Ballymoney Beach. The award-winning Seafield Hotel & Spa Resort, along with Tara Hill Primary School, are all conveniently located within 3km of this property. The vibrant town of Gorey is 7km, offering an excellent choice of schools along with a wealth of restaurants, shops, pubs, award winning hotels, GAA and Rugby Grounds. There are excellent daily commuter services in Gorey with Bus Eireann and Gorey train station and South Dublin is a comfortable commute of 45 minutes with easy access to the M11 only 6km away.

This attractive home enjoys scenic views looking up at Tara Hill and offers a spacious and well-designed layout. Accommodation comprises of a bright entrance hall, sitting room, kitchen / dining room, living room and W.C. on the ground floor with three bedrooms, one ensuite and family bathroom on the first floor.

Accommodation is bright and airy, extends to C. 115m² and comprises as follows:

Entrance Hall:	3.1m x 2.9m	Tiled flooring, floor to ceiling windows, stairs to first floor.
Sitting Room:	3.4m x 3.8m	Tiled flooring, bay window, open fire with cast iron surround and timber fire place.
Kitchen / Dining Room:	4.5m x 3.9m	Tiled flooring, fitted units at waist and eye level, electric cooker, storage cupboard, tiled splashback, sliding door to rear patio, double doors to living room.
Living Room:	5.0m x 6.9m	Tiled flooring, stove, sliding door to rear patio, double doors to kitchen.
W.C.:	2.5m x 0.9m	Tiled flooring, W.C., W.H.B.
Landing:	1.0m x 2.7m	Carpet flooring.
Master Bedroom:	3.4m x 4.7m	Laminate flooring, pleasant garden views.
Ensuite:	3.0m x 1.1m	Laminate flooring, W.C., W.H.B., electric shower.
Bedroom 2:	2.6m x 3.0m	Laminate flooring, Velux windows.
Bedroom 3:	2.6m x 4.6m	Laminate flooring, Velux windows.
Bathroom:	3.0m x 1.7m	Linoleum flooring, W.C., W.H.B., bath, electric shower.

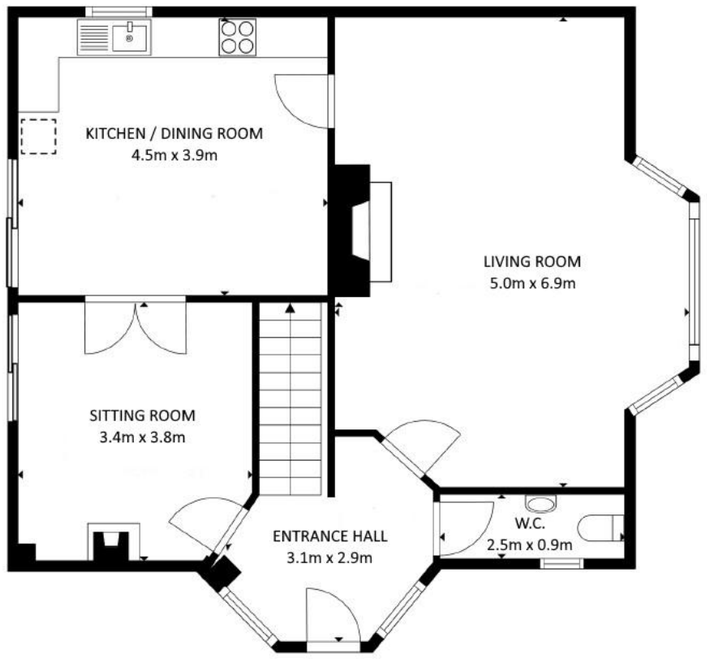
OUTSIDE:
Outside, the property features a concrete driveway providing off-street parking, alongside a well-kept front lawn. Two convenient side entrances lead to the rear garden, which is well maintained and includes a patio area perfect for outdoor dining and relaxation. Mature plants and shrubs surround the space, offering both colour and privacy. The garden also benefits from a sought-after south-east facing aspect, allowing for plenty of natural light throughout the day.

SERVICES AND FEATURES:
Mains Servies
Oil Fired Central Heating
Property Extends To: C. 115m²
Built: 2000
Access To Beach
Gated Community
Community Spaces (Tennis Courts and Children's Play Area)

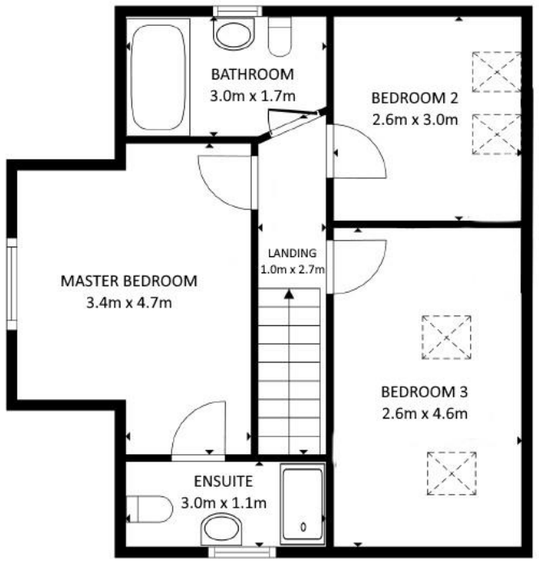
BER DETAILS: TO FOLLOW
BER: C1
BER No.
Energy Performance Indicator: kWh/m²/yr

Scenic Family Home Within An Exclusive Gated Community - Early Viewings Is Recommended And By Appointment Only

A.M.V. €395,000



FLOOR 1



FLOOR 2

Matterport

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