Ref: 9278

DEVELOPMENT COMPRISING SEVEN TOWN HOUSES ON C. 0.9 ACRES

CHERRYFIELD, BALLYGARRETT, GOREY, CO. WEXFORD Y25 HY98

QUINN PROPERTY

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SUPERB INVESTMENT OPPORTUNITY TO ACQUIRE A HIGH-QUALITY DEVELOPMENT OF 7 TOWN HOUSES ON C. 0.9 ACRE SITE

For Sale By Private Treaty

LOCATION:

QUINN Property are delighted to present to the market this exceptional investment opportunity, comprising a distinctive portfolio of seven well-positioned townhouses within the heart of Ballygarrett village. Offering a mix of one, two and three-bedroom properties, this unique development presents an attractive proposition for investors seeking a versatile residential asset in a highly desirable coastal location. Ideally situated within easy reach of the village's primary school, church, supermarket, restaurants and bars, the properties also benefit from the wealth of beaches, amenities and recreational pursuits that characterise the surrounding area.

Gorey is approximately 20 minutes' drive away, providing an extensive range of shopping, dining, leisure and everyday services, while the renowned seaside village of Cahore, with its spectacular cliff walk and popular café and restaurant, is also close by. Combining the tranquillity and lifestyle appeal of the southeast coast with excellent accessibility — including South Dublin just over an hour's drive away — this is a compelling opportunity to acquire a diverse residential investment in an established and well-connected location.

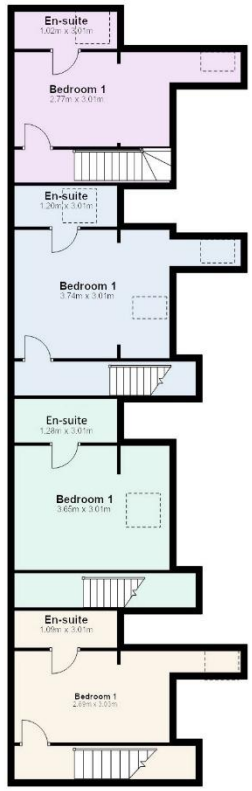
DESCRIPTION:
The seven properties have been fully refurbished to a high standard and are presented to the market in turnkey, market-ready condition. Each townhouse has been tastefully and thoughtfully decorated, creating bright, comfortable and contemporary living spaces designed with both functionality and modern appeal in mind.

The accommodations are well laid out, comprising open-plan kitchen, dining and living areas with appliances and partial furnishings, creating versatile spaces for both everyday living and entertaining. The homes also feature well-proportioned bedrooms, quality finishes and thoughtfully designed interiors throughout. In addition, the property benefits from two landlord areas, offering excellent flexibility and potential for a variety of uses, subject to the necessary planning and regulatory requirements. The refurbishment has been carefully considered to create homes that are both attractive and practical, with all units fully vacant and ready for immediate occupation.

Unit 1:	C. 36m^2	Open Plan Kitchen/Living Room, Bathroom, 1 Bedroom
Unit 2:	C. 41m^2	Open Plan Kitchen/Living Room, Bathroom, 1 Bedroom
Unit 3:	C. 65m^2	Open Plan Kitchen/Living Room, Bathroom, 2 Bedrooms, 1 En-Suite
Unit 4:	C. 81m^2	Open Plan Kitchen/Living Room, Bathroom, 3 Bedrooms, 1 En-Suite
Unit 5:	C. 76m^2	Open Plan Kitchen/Living Room, Bathroom, 3 Bedrooms, 1 En-Suite
Unit 6:	C. 62m^2	Open Plan Kitchen/Living Room, Bathroom, 2 Bedrooms, 1 En-Suite
Unit 7:	C. 43m^2	Open Plan Kitchen/Living Room, Bathroom, 2 Bedrooms
Landlord Space 1:	C. 13m^2	
Landlord Space 2:	C. 19m^2	

Ground Floor

First Floor



Total area:approx. 447 sq meters

OUTSIDE:
Externally, the property benefits from an abundance of designated parking spaces, together with provision for EV charging/parking, providing excellent convenience for residents and visitors alike. The well-maintained and thoughtfully landscaped grounds feature mature trees, established shrubbery and generous areas of lawn, creating an attractive and welcoming setting. Further practical amenities include a dedicated storage shed for maintenance equipment, along with a designated bin and refuse storage area, ensuring the development is both aesthetically pleasing and well equipped for ongoing management.

BER DETAILS:
BER: C2
BER No. 118415785
Energy Performance Indicator: 198.89 kWh/m²/yr

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