

"The Haven", Ballyedmond, Gorey, Co. Wexford.

Beautifully presented property in top class condition, superbly located adjacent to the R741 and set on a spacious

c.0.75 acre mature site.

Accommodation is bright, spacious, beautifully decorated, tastefully finished and very well laid out. Excellent gardens to front & rear with good parking. This residence has very good road frontage, is easily accessible and

local shop, school, churches & restaurants are close by.

It is very commutable to South Dublin, City Centre/Airport, M50, M9 & M11 etc.

Ferries at Rosslare Europort are 45 minutes approx., Gorey 10 minutes and a short distance to local beaches at Morriscastle,

Kilmuckridge, Blackwater etc. Wells, Ferns and Enniscorthy are also within close driving distance.

This will make the ideal family/retirement or holiday home.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Superb location.

Easy access to M11/M50.

Very commutable.

Top Class Condition.

Excellent accommodation.

Accommodation Comprises:

Entrance Porch

Entrance Hallway 12'9" x 5'6" Bright & spacious, (incl. hotpress.)

Sitting Room 16'5" x 13'5" Feature fireplace, timber floor.

Kitchen/Diner 13'5" x 27'3" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor,

white goods, access to garden, (good vision between kitchen/diner and sitting room.)

Utility Room 10'11" x 9' Fully plumbed, stainless steel sink unit.

Bedroom No. 1 12'10" x 11'2" En-Suite Shower, WC, WHB.

Hallway to;

Bedroom No. 2 11'10" x 10'11"

Bedroom No. 3 13' x 10'10" Built in wardrobe.

Bedroom No. 4 14'11" x 9'9" Built in wardrobe.

Bathroom 8' x 6'10" WC, WHB, Shower, Bath.

Garage 24'8" x 17'10"

Outside: Mature gardens as described, parking, driveway etc.

Services: Private water, private sewage, oil fired central heating.

BER: C3 Ber No: 105493530 212.11kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge on the R741, continue on this road, on entering Ballyedmond, pass Harneys on your left and continue for a short distance and this property is on your right. Coming from Dublin, on entering Ballyedmond this residence will be on your left hand side.