

For Sale

Asking Price: €900,000

**Sherry
FitzGerald**
O'Leary Kinsella



Sequoia,
Killgibbon Wood, Bree,
Enniscorthy,
Co Wexford, Y21 DN79

BER B3

sherryfitz.ie



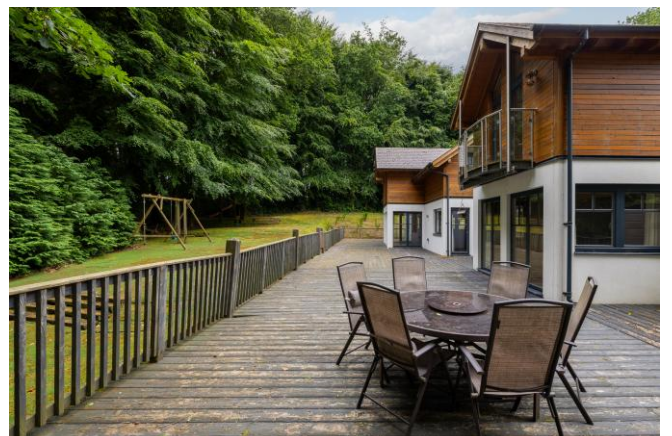
Magnificent architecturally designed timber frame residence, peacefully tucked away from the hustle & bustle in a woodland setting, with mature trees and grounds extending to some 2.62 acres approximately.

Built by the Griffner Coilte group who aspire to providing truly modern, highly, energy efficient homes of which this is no exception, extending to some 440 sq. meters (4736 sq. ft.) it enjoys a superbly versatile interior laid out in an open plan style with bright & extremely spacious accommodation where light floods in from all angles.

Truly marvelous family home designed for elegant living with its liberal use of timber, striking spiral stairwell, exposed beam ceilings, all creating a warm and inviting atmosphere and features gas (multi zone) under floor central heating, hardwood doors, thoroughly modern kitchen with marble worktops, fully integrated high spec kitchen appliances, four beautifully fitted en-suites, large family bathroom with Jacuzzi bath, shower room and wc and much more.

House has to be viewed to be appreciated

The property is situated in a quite scenic rural setting within close proximity of Bree village, just some 10 minutes drive of Enniscorthy town and 15 minutes from Wexford.



Accommodation

Entrance Hall 7.83m x 3.68m (25'8" x 12'1") at widest point: solid wood flooring

Sitting Room 7.94m x 12.88m (26'1"x 42'3") at widest point: solid wood flooring, feature open fireplace, exposed timber beams

Kitchen/Dining 8.88m x 4.49m (29'2" x 14'9") at widest point: solid wood flooring, fitted kitchen units with matching island and breakfast bar, Americans style fridge freezer, electric ovens, electric hob, exposed timber beams

Office/Study 3.16m x 4.54m (10'4" x 14'11"): solid wood flooring

Guest W.C. 1.80m x 2.03m (5'11" x 6'8"): tile flooring and walls, WC, wash hand basin

Sunroom 6.00m x 4.00m (19'8" x 13'1"): tile flooring, mezzanine

Utility Room 4.25m x 4.00m (13'11"x 13'1") at widest point: tile flooring

Shower Room 1.99m x 2.52m (6'6" x 8'3") at widest point: tile flooring and walls, shower, WC, wash hand basin

Games Room 6.71m x 4.00m (22' x 13'1"): solid wood flooring, exposed timber beams

FIRST FLOOR

Landing 5.00m x 14.04m (16'5"x 46'1") at widest point: solid wood flooring

Master Bedroom 5.15m x 4.00m (16'11" x 13'1"): solid wood flooring, in-built sliderobes

Ensuite 3.09m x 2.79m (10'2" x 9'2") at widest point: tile flooring and walls, bath, shower, WC, his and hers wash hand basins

Bedroom 1 3.17m x 4.54m (10'5" x 14'11"): solid wood flooring

Bathroom 2.25m x 4.54m (7'5" x 14'11"): tile flooring and walls, bath, shower, WC, wash hand basin

Bedroom 2 3.16m x 4.54m (10'4" x 14'11"): solid wood flooring

Bedroom 3 4.12m x 3.68m (13'6" x 12'1"): solid wood flooring

Ensuite 1.79m x 2.24m (5'10" x 7'4"): tile flooring and walls, shower, WC, wash hand basin

Bedroom 4 4.12m x 3.68m (13'6" x 12'1"): solid wood flooring, apex window

Jack & Jill ensuite 1.79m x 2.24m (5'10" x 7'4"): tile flooring and walls, shower, WC, wash hand basin

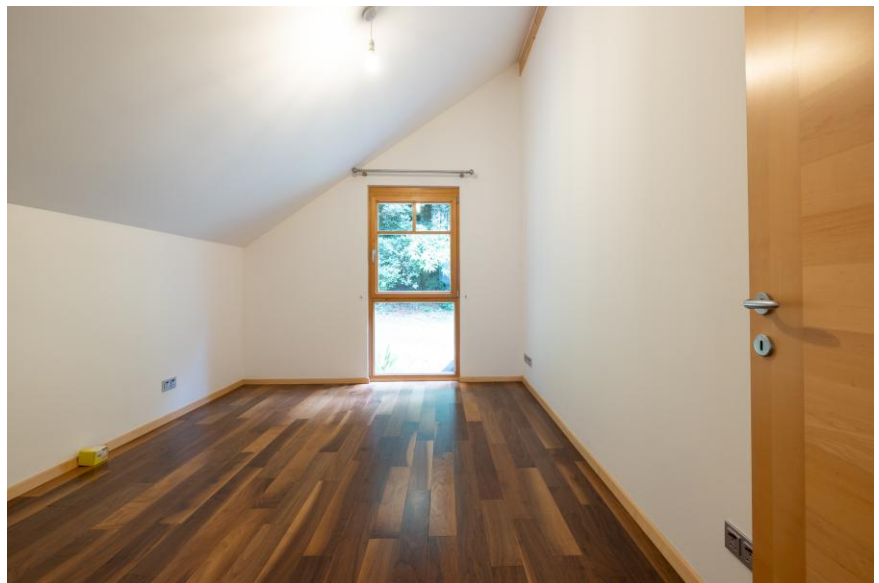


Accommodation

Bedroom 5 5.50 (18'1")m x 4.54 (14'11")m at widest point:
solid wood flooring, in-built wardrobes

Bedroom 6 4.25 (13'11")m x 4.00 (13'1")m at widest point:
solid wood flooring, in-built sliderobes

Ensuite 1.22 (4')m x 2.79 (9'2")m at widest point: tile flooring
and walls, shower, WC, wash hand basin





Special Features & Services

- Exceptional architecturally designed 7 bed roomed home
- Set in 2.8 acres approx of Woodland.
- Central vacuum system.
- Accommodation extending to 4736 approx
- High quality finish throughout

Services

Gas (multi zone) under floor central heating, private water, private sewerage.

BER B3





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Enniscorthy town proceed out the New Ross Road N25/N30 after Old Mill proceed 500 yards and take a left turn (sign for Bree & Golf club) drive along this road for approx 5 miles. Property is located on left hand side.

FIRST FLOOR



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