

# For Sale

Asking Price: €299,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



The Old Post Office,  
Knocknagross, Bree,  
Co. Wexford, Y21 E2R2

**BER C3**

[sherryfitz.ie](http://sherryfitz.ie)



Charming Refurbished 3-Bedroom Cottage in the Heart of Bree Village less than 9 minutes from the exit off the M11 motorway.

This beautifully presented three-bedroom cottage, originally the post office for Bree, offers a unique blend of character and modern comfort. Built in the 1920s and extensively refurbished in recent years, the property has been thoughtfully upgraded to a high standard while retaining its original charm.

The home features a reconfigured layout designed for contemporary living, complemented by new flooring throughout, enhanced insulation, and triple-glazed windows, ensuring excellent energy efficiency and year-round comfort.

Accommodation is bright and spacious, with a welcoming living room, a stylish, well-appointed kitchen and dining area, three generous bedrooms, and modern bathroom facilities. The finishes throughout are clean, fresh, and ready for immediate occupation.

Externally, the property benefits from private outdoor space ideal for relaxing or entertaining, along with convenient off-street parking.

Perfectly positioned in the heart of Bree village, this home places all local amenities right on your doorstep, including shops, schools, and transport links, making it an ideal choice for families, first-time buyers, or those seeking a peaceful village lifestyle with convenience.

A rare opportunity to acquire a piece of local history, beautifully transformed for modern living.



## Accommodation

**Entrance** 1.0m x 1.5m (3'3" x 4'11"):

**Living Room** 6.2m x 4.9m (20'4" x 16'1"):

**Hall** 2.2m x 1.8m (7'3" x 5'11"):

**Kitchen** 6.2m x 4.1m (20'4" x 13'5"):

**Utility Room** 1.6m x 2.3m (5'3" x 7'7"):

**Hallway** 3.6m x 1.3m (11'10" x 4'3"):

**Master Bedroom** 3.6m x 6.0m (11'10" x 19'8"):

**En-Suite** 1.7m x 1.9m (5'7" x 6'3"):

**Bedroom 2** 3.3m x 3.5m (10'10" x 11'6"):

**Hall** 1.3m x 1.4m (4'3" x 4'7"):

**Bedroom 3** 3.0m x 4.2m (9'10" x 13'9"):

**Main Bathroom** 3.1m x 2.8m (10'2" x 9'2"):





### Special Features & Services

- Extensively refurbished throughout with new flooring, upgraded insulation, and a modernised layout
- Energy-efficient triple-glazed windows for enhanced comfort and reduced heating costs
- Character-filled home dating back to the 1920s, formerly the Bree village post office
- Prime village location with all amenities just a short walk from your doorstep





**TOTAL: 130 m<sup>2</sup>**  
 1st floor: 130 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**Directions**  
 Y21 E2R2





**NEGOTIATOR**

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