

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



Lucas Park,
Enniscorthy,
Co. Wexford.
Y21 N2D8

BER D1

sherryfitz.ie



Sherry Fitzgerald O'Leary Kinsella are proud to present this fine home in Lucas Park to the market. A very impressive home boasting 5 bedrooms and 5 bath and is ideally located in the beautiful Wexford countryside. Only minutes from Enniscorthy town centre, these well-maintained oozes space both internally and externally and will make a great family home.

There is an abundance of living accommodation with a cosy sitting room, a living room, a kitchen/ dining, a sunroom, a utility, two guest WCs, and the first of five bedrooms on the ground floor. On the first floor there are four well proportioned bedrooms, 2 with ensembles and family bathroom.

The property is further enhanced by its prime location. Convenience is the key, and for access to Enniscorthy and a wide variety of recreational facilities and clubs, there is no better. The gardens are mature ensuring privacy.

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



Accommodation

Entrance Hall 4.35 (14'3") m x 4.90 (16'1") m at widest point: solid wood flooring

Sitting Room 3.51 (11'6") m x 4.13 (13'7") m at widest point: laminate wood flooring, feature bay window

Office/Study 2.38m x 3.18m (7'10" x 10'5"): laminate wood flooring

Living Room 4.84 (15'11") m x 4.45 (14'7") m at widest point: solid wood flooring, feature open fireplace, feature corner window

Kitchen/Dining 3.81 (12'6") m x 6.84 (22'5")m at widest point: tile flooring and backsplash, fitted kitchen units, electric oven, gas hob, integrated dishwasher, integrated fridge freezer, double doors to sunroom

Sunroom 3.73 (12'3") m x 4.35 (14'3")m at widest point: tile flooring, sliding doors to rear garden

Hallway 3.41m x 1.17m (11'2" x 3'10"): tile flooring

Utility Room 2.38m x 2.86m (7'10" x 9'5"): tile flooring and backsplash, fitted storage units, plumbed for washing machine and dryer

Guest WC 2.37m x 0.85m (7'9" x 2'9"): tile flooring and walls, WC, wash hand basin

Bedroom 1 3.26m x 4.36m (10'8" x 14'4"): laminate wood flooring

Ensuite 1.66m x 1.27m (5'5" x 4'2"): tile flooring and walls, bath, WC, wash hand basin

Guest WC 1.00m x 1.96m (3'3" x 6'5"): tile flooring and walls, WC, wash hand basin

First Floor

Landing 3.86 (12'8") m x 5.42 (17'9")m at widest point: laminate wood flooring

Bedroom 2 3.47m x 4.12m (11'5" x 13'6"): laminate wood flooring, in-built wardrobes

Bedroom 3 3.28m x 4.28m (10'9" x 14'1"): laminate wood flooring, in-built wardrobes

Bedroom 4 3.57m x 4.36m (11'9" x 14'4"): laminate wood flooring

Ensuite 3.56m x 0.95m (11'8" x 3'1"): tile flooring and walls, shower, WC, wash hand basin

Bathroom 3.55m x 2.89m (11'8" x 9'6"): tile flooring and walls, bath, shower, WC, wash hand basin

Master Bedroom 4.85 (15'11") m x 4.10 (13'5")m at widest point: laminate wood flooring, walking wardrobe

Ensuite 1.43m x 2.10m (4'8" x 6'11"): tile flooring and walls, shower, WC, wash hand basin

Garage 3.86m x 4.91m (12'8" x 16'1"): tile flooring, fitted storage units

Detached Garage large, detached garage.





Special Features & Services

- Beautifully designed 5 bed family home with a stylish finish.
- Well proportioned rooms running to c. 277.5 sq mts.
- Only minutes from Enniscorthy Town.
- Detached garage.
- Light filled kitchen, dining and sitting room.
- Excellent parking.
- Lovely countryside setting.
- Lovely private gardens c. 76 acres with patio area.
- Private location just off the main road but with neighbours to hand.
- **Services**
Private sewerage, private water system, fibre broadband available in the area.
- **Included in the sale** carpets, curtains, blinds, light fittings, oven, hob & integrated dishwasher.



BER D1



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 errors, omissions, 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.

FIRST FLOOR



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