

For Sale

Asking Price: €220,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Saint Edmonds', Crossabeg,
Enniscorthy,
Co. Wexford, Y35X292

BER EXEMPT

sherryfitz.ie



'Saint Edmonds' is an impressive period residence steeped in History, a fine family with some original features. Set in a wonderful rural setting only minutes to Castlebridge and with easy access to Wexford town.

Extending to 219.0sqm (approx.), the house, which has an abundance of character, is in need of some modernisation and restoration. It is the ideal project for any property enthusiast. This fine home offers an enchanting walled garden with stone outhouses and all sitting on c. 1.26 acres.

This generous family home provides bright and spacious accommodation and would meet the needs for any growing family with light filled reception rooms and generous bedroom proportions.

The accommodation briefly comprises of sitting room, dining room, kitchen and utility on the ground floor. On the first floor are four bedrooms including one bedroom with dressing room and one with ensuite.

Located on a country lane, the front garden is bordered by mature hedging and trees while the rear of the house creates a courtyard with numerous outbuildings providing a wonderful sense of privacy and parking for several cars.

The property is further enhanced by its prime location.

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



Accommodation

Entrance Porch 1.94m x 2.71m (6'4" x 8'11"):

Entrance Hall 3.88 (12'9") m x 3.02 (9'11") m at widest point:
solid wood flooring

Reception Room 4.85m x 4.55m (15'11" x 14'11"): carpet
flooring, feature open fireplace

Dining Room 4.88m x 4.53m (16' x 14'10"): carpet flooring,
feature open fireplace

Stair Hall 3.91 (12'10") m x 3.24 (10'8") m at widest point:
carpet flooring

Kitchen 5.76m x 4.55m (18'11" x 14'11"): linoleum flooring)

Utility Room 2.42m x 4.58m (7'11" x 15'): linoleum flooring

Bedroom 1 6.11m x 4.57m (20'1" x 15'): solid wood flooring,
feature open fireplace

Landing 4.31 (14'2") m x 3.12 (10'3") m at widest point:
carpet flooring)

Bedroom 2 4.85m x 4.54m (15'11" x 14'11"): solid wood
flooring

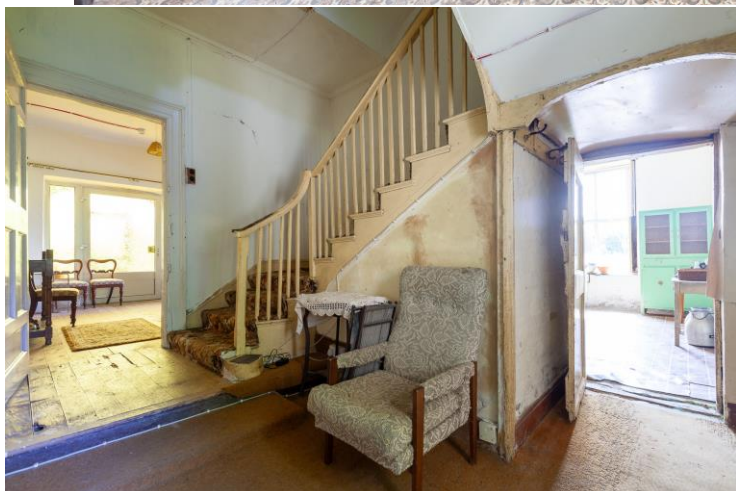
Dressing Room 2.43m x 4.56m (8' x 15'): solid wood flooring

Bedroom 3 3.87m x 3.04m (12'8" x 10'): solid wood flooring

Master Bedroom 3.15 (10'4") m x 4.54 (14'11") m at widest
point: solid wood flooring

Ensuite 2.52 (8'3") m multiplied by 4.56 (15') m at widest
point: solid wood flooring Bath WC wash and Basin





Special Features & Services

- Spacious dwelling of (approximately 1650sqft)
- Stunning countryside setting
- Only 4.5km from Castlebridge and 9km from Wexford town center.
- Listed property with listed outbuildings.
- Legal right of way in place from main road to this fine home.
- **Services**
- Well water and no sewage (needs new system).
- Needs to be re-wired, no power at present.

BER Exempt







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SOLICITOR

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