

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballinavary, Davidstown,
Co. Wexford, Y21 RH24

BER E2

sherryfitz.ie



Nestled in a charming area, this delightful detached bungalow offers a comfortable and peaceful living space spanning over 91 square meters.

Boasting three generously sized bedrooms, this property is perfect for families or those seeking extra space.

The residence is in good condition for the lucky new owner and just needs minimal decorative works to make this truly a beautiful property, private gardens to the front and rear. This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of three bedrooms, two reception rooms, there is a family bathroom, a kitchen/dining room and a utility. The front garden is bordered by mature hedging and trees with a lawn area to the front and rear of the house and a tarmac driveway leads to the front of the property providing parking. The rear garden has a south west-facing orientation ideal for enjoying the outdoors and soaking up the sunshine.

Don't miss the chance to make this your new home sweet home. Contact us today to arrange a viewing.

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Accommodation

Entrance Hall 5.20m x 1.25m (17'1" x 4'1"):
carpet flooring

Sitting Room 3.30m x 3.94m (10'10" x 12'11"):
carpet flooring, feature fireplace

Kitchen/Dining Room 3.92m x 3.94m (12'10" x 12'11"):
linoleum flooring, fitted kitchen units, cooker

Living Room 2.99m x 3.04m (9'10" x 10'):
carpet flooring

Utility Room 2.02m x 1.96m (6'8" x 6'5"):
tile flooring and walls, plumbed for washing machine and
dryer, fridge freezer

Master Bedroom 4.02m x 3.15m (13'2" x 10'4") at widest
point:
carpet flooring, built-in wardrobes

Bedroom 1 4.24m x 3.04m (13'11" x 10'):

Bedroom 2 3.19m x 3.15m (10'6" x 10'4"):

Bathroom 1.95m x 1.75m (6'5" x 5'9"):
tile flooring and walls, shower, wc, wash hand basin





Special Features & Services

- Spacious bungalow of approximately 979 sqft
- Stunning countryside setting
- Approx. 8 mins to Enniscorthy ring road to connect to M11 motorway.

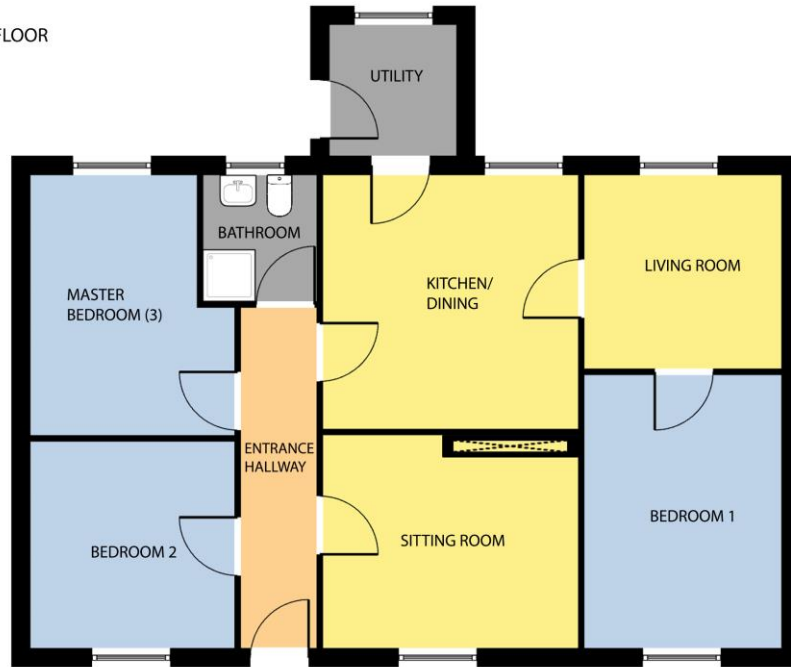
BER E2

Services

Private sewerage system, private water system, oil fired central heating, fibre broadband available in area.



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
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SOLICITOR

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