

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



Sparrowsland, Bree,
Enniscorthy, Co. Wexford.,
Y21 Y074

sherryfitz.ie



This 4-bedroom cottage presents a fantastic opportunity for those looking to modernise and put their personal stamp on a property, offering a peaceful and serene retreat from the hustle and bustle of city life.

Offering 88 sq m of living space, the home retains plenty of charm and character, but is in need of refurbishment to bring it up to modern standards. Set on a large garden extending to approximately 0.71 acres (0.29 ha), the expansive outdoor space including a couple of sheds provides endless possibilities for landscaping, expansion, or simply enjoying the tranquil countryside setting.

Bree village where there is a host of amenities is just a 3 minute drive while Enniscorthy town is approximately a fifteen minute drive. The M11 Motorway exit to Dublin is also just over 9kms away.

Whether you're looking for a renovation project or a peaceful retreat to make your own, this dwelling offers incredible potential in a scenic location.



Accommodation

Entrance Hall 1.98m x 4.24m (6'6" x 13'11") at widest point:
linoleum flooring

Sitting Room 4.38m x 4.20m (14'4" x 13'9") at widest point:
linoleum flooring, feature fireplace with solid fuel stove

Kitchen/Dining 2.98m x 3.55m (9'9" x 11'8"):
tile flooring and backsplash, fitted kitchen units, electric oven

Utility Room 1.00m x 2.20m (3'3" x 7'3"):
linoleum flooring, plumbed for washing machine

Bathroom 1.88 m x 2.23 m,
linoleum flooring, tile shower, wash hand basin

Bedroom 1 2.64m x 3.81m (8'8" x 12'6") at widest point:
carpet flooring

Bedroom 2 2.65m x 3.82m (8'8" x 12'6") at widest point:
linoleum flooring

Bedroom 3 2.45m x 4.35m (8' x 14'3") at widest point:

Master Bedroom 2.88m x 4.32m (9'5" x 14'2") at widest
point: carpet flooring





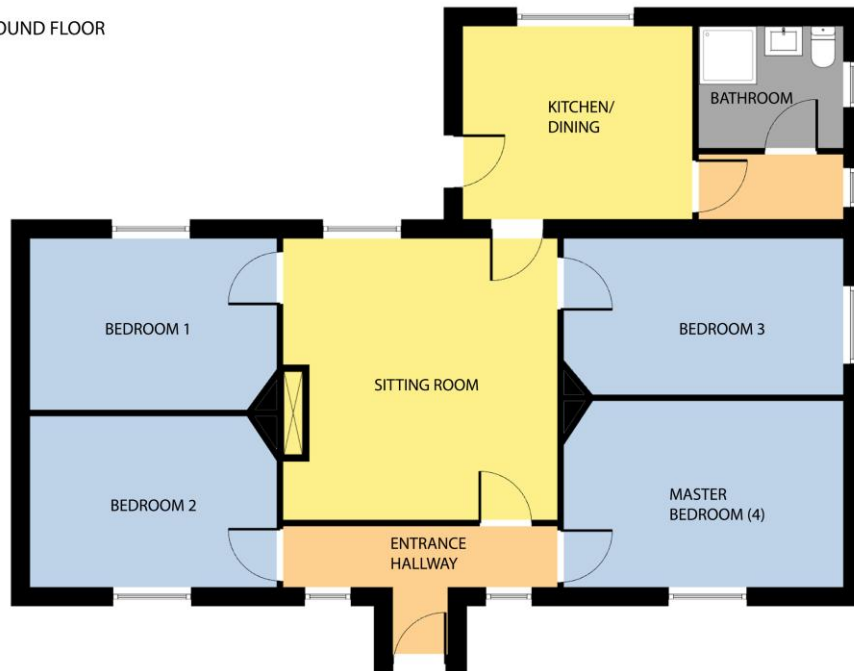
Special Features & Services

- Scenic location.
- Useful sheds included.
- Just over 9kms to the M11 motorway.

BER BER To be confirmed, BER No. To be confirmed



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

Y21 Y074





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SOLICITOR

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