

# For Sale

Asking Price: €290,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



38 Berryfields,  
Ferns,  
Co. Wexford, Y21HD76.

**BER C1**

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

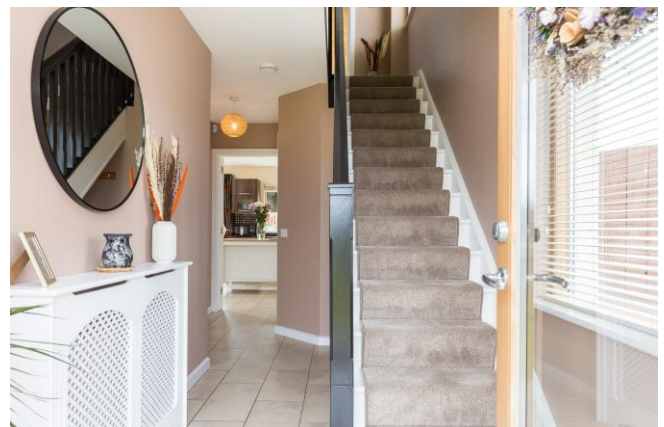




'38 Berryfields' is the most delighted, modern, and light filled three bed semi-detached (main ensuite) family residence in the village of Ferns with easy access to the M11.

One of the most special and unique features of this fine home is the feeling of being in the countryside with an open fields to the rear and just being a short walk to all amenities of Fern's Village. Offering generously proportioned rooms and giving the buyers an opportunity to create a wonderful home in this beautiful village. On entrance to the hallway, immediately to the left lies a sitting room with fireplace and solid fuel stove which creates a cosy and relaxing atmosphere. To the rear of the dwelling is a kitchen/dining with double doors to the garden while there is a guest WC on the ground floor also. On the first floor are three bedrooms including the master bedroom with ensuite and a large family bathroom.

The front garden has a lawn area with ample parking. To the rear of the property is a beautifully maintained south facing garden, with side access and patio. The property comes to the market in fabulous condition boasting spacious grounds that have been well maintained and are private. 'Berryfields' gives the feeling of living in the Countryside but a walk to the Village, this home boasts not being overlooked with Countryside fields behind. Viewing is highly recommended to really appreciate the layout, feel and location of this property.



Offers made through Sherryfitz.ie.



## Accommodation

**Entrance Hall** 5.40 (17'9") m x 2.00 (6'7") m at widest point:  
Lovely tiling flooring, doors off to

**Sitting Room** 5.40 (17'9") m x 3.40 (11'2") m at widest point:  
Bright room with laminate wood flooring, feature fireplace with inset stove, double doors to kitchen/dining.

**Kitchen/Dining Room** 3.80m x 5.50m (12'6" x 18'1"): A well appointed kitchen with tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, & fridge freezer, door to rear patio.

**Guest WC** 1.70 (5'7") m x 1.40 (4'7") m at widest point: tile flooring, WC, wash hand basin

### First Floor

**Landing** 2.80 (9'2") m x 2.87 (9'5") m at widest point:  
Spacious landing with carpet flooring.

**Master Bedroom** 5.00 (16'5") m x 3.40 (11'2") m at widest point: Double room with carpet flooring & built-in wardrobes.

**Ensuite** 1.50m x 2.00m, (4'11" x 6'7".): With modern fitted suite, tile flooring and shower, shower, WC, wash hand basin.

**Bedroom 2** 3.77 (12'4") m x 2.70 (8'10") m at widest point:  
With carpet flooring.

**Bedroom 3** 4.20 (13'9") m x 3.40 (11'2") m at widest point:  
Double room with carpet flooring & built-in wardrobes.

**Bathroom** 2.00m x 2.00m (6'7" x 6'7"): Stylish room with tile flooring and bath, bath, WC, wash hand basin.

## Special Features & Services

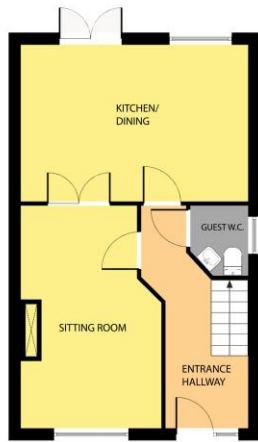
- Three-bedroom semi-detached dwelling approx. 105.1sq mts.
- Superb location in Ferns Village, 17 km to Gorey and 9km to M11.
- Walk in condition.
- Larger than normal private rear garden offering great potential with lovely views over the countryside.
- Alarmed.
- Not overlooked.
- Modern fittings.
- Included in the sale:
- Blinds, light fittings, cooker, hob & fridge freezer.

**BER** C1, BER No. 100655992





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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FIRST FLOOR



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