

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



The Elms,
Mohurry, Killealy,
Enniscorthy, Co Wexford,
Y21H028



sherryfitz.ie



Set amidst the rolling countryside of Killealy with breathtaking views towards the Blackstairs Mountains, The Elms is a beautifully presented detached bungalow extending to approximately 132 sq. m (1,421 sq. ft.), offering an exceptional blend of modern family living and peaceful rural surroundings.

Occupying a generous, beautifully maintained site, this impressive home is approached by a sweeping gravel driveway with ample parking and mature landscaped gardens to the front and rear. Inside, the property has been thoughtfully designed with bright, spacious accommodation throughout. At its heart is a superb open-plan kitchen and dining area, perfect for everyday family life and entertaining, which flows effortlessly into a light-filled sun room overlooking the gardens. A separate living room provides a cosy retreat, while a practical utility room offers additional convenience.

The accommodation comprises three generously proportioned bedrooms, including a spacious master bedroom complete with en-suite shower room. A large family bathroom and welcoming entrance hallway complete the accommodation.



To the rear, the expansive lawn enjoys complete privacy and uninterrupted countryside views, creating the perfect setting for outdoor dining, family gatherings or simply relaxing while taking in the spectacular scenery. The patio area is ideally positioned to enjoy the peaceful surroundings and stunning mountain backdrop.

Despite its tranquil setting, The Elms is ideally located just a 2-minute drive from Kiltealy Village, where local amenities, a primary school and community facilities are available. Enniscorthy Town is just 13 minutes away, providing a wide range of shops, supermarkets, restaurants, schools and excellent transport links, while the M11 motorway offers easy access to Dublin and beyond.

This is a rare opportunity to acquire a turnkey family home in one of County Wexford's most picturesque locations, combining generous living accommodation, outstanding gardens and spectacular countryside views.

Accommodation

Entrance Hall 2.0m x 3.4m (6'7" x 11'2"):

Kitchen 3.9m x 3.2m (12'10" x 10'6"):

Dining Area 3.9m x 4.6m (12'10" x 15'1"):

Utility 1.9m x 2.4m (6'3" x 7'10"):

Living Room 3.8m x 5.2m (12'6" x 17'1"):

Sun Room 3.4m x 3.4m (11'2" x 11'2"):

Hallway 8.4m x 1.1m (27'7" x 3'7"):

Master Bedroom 5.1m x 3.3m (16'9" x 10'10"):

En-suite 2.6m x 1.1m (8'6" x 3'7"):

Bedroom 2 3.9m x 3.2m (12'10" x 10'6"):

Bedroom 3 3.0m x 3.2m (9'10" x 10'6"):

Main Bathroom 2.1m x 3.2m (6'11" x 10'6"):





Special Features & Services

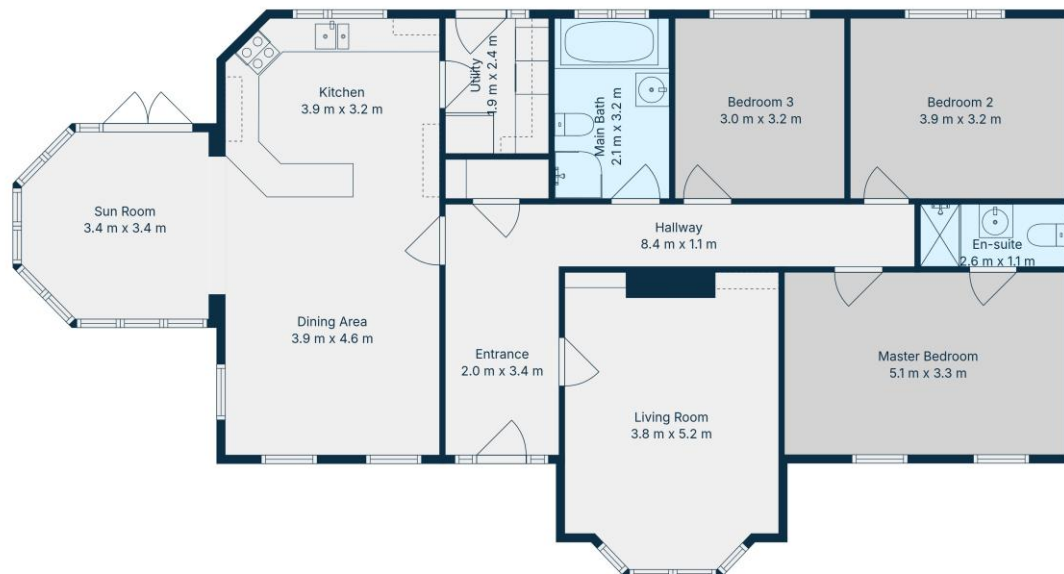
- Sun room overlooking the gardens.
- Beautifully maintained landscaped gardens
- Stunning countryside and Blackstairs Mountain views

Services

- Private sewerage, private water, fibre broadband available.

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





TOTAL: 132 m²
 1st floor: 132 m²
 EXCLUDED AREAS: UTILITY: 5 m², WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510