

# For Sale

Asking Price: €280,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Tobergal,  
Ferns,  
Co. Wexford  
Y21F8W6

**BER D2**

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



Tobergal is a beautiful detached four-bedroom dwelling on mature, well-maintained grounds. Extending to 101.60 sqm approximately. This attractive property has been well maintained and is in fine condition.

The property is in the village of Boolavogue, right beside the shop/post office and the school, church and community hall are all within walking distance.

Internally the property is flooded with natural light creating a very bright and inviting space. The accommodation includes an entrance hallway, spacious sitting room with feature solid fuel stove fireplace, fully fitted kitchen/dining room with Stanley oil fired central heating cooker and sliding doors leading to the rear garden and patio area. There are four generous bedrooms with the master bedroom enjoying its own ensuite, a bathroom and a utility.

The gravel driveway leads to the front of the house and around to the shed and rear. The garden has been beautifully landscaped and enjoys the privacy created by the beautiful planting around the perimeter.

Viewing is highly recommended if you are looking for a family home in in the beautiful Wexford countryside.



## Accommodation

**Entrance Hallway** 3.95m x 7.10m (13' x 23'4"): at widest point, carpet flooring.

**Sitting Room** 3.81m x 4.32m (12'6" x 14'2"): carpet flooring, feature fireplace with solid fuel stove.

**Kitchen/Dining** 3.31m x 5.65m (10'10" x 18'6"): Kitchen: linoleum flooring and backsplash, fitted kitchen units, electric cooker, Stanley oil fired central heating cooker, fridge freezer and dishwasher.

Dining: laminate wood flooring and sliding doors to rear garden.

**Utility Room** linoleum flooring, fitted storage units, plumbed for washing machine and dryer.

**Bedroom 1** 2.75m x 2.45m (9' x 8'): laminate wood flooring.

**Bedroom 2** 2.75m x 2.45m (9' x 8'): carpet flooring.

**Bedroom 3** 3.82m x 2.72m (12'6" x 8'11"): carpet flooring.

**Master Bedroom 4** 3.33m x 3.63m (10'11" x 11'11"): carpet flooring and built-in wardrobes.

**Ensuite** 3.32m x 0.90m (10'11" x 2'11"): linoleum flooring and shower, shower, WC and wash hand basin.

**Bathroom** 3.30m x 1.73m (10'10" x 5'8"): tiled flooring and walls, shower, WC and wash hand basin.





### Special Features & Services

- Four Bedroom dwelling approx. 1094 sq ft.
- Centrally located in the village of Boolavogue.
- Only 6km from Ferns.
- Oil fired central heating via Stanley cooker.
- uPVC double glazed windows and doors.
- Large site with detached garage.





Directions  
Y21 F8W6



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.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)



**CONTACT**

Sherry FitzGerald O'Leary Kinsella  
Tara View, Esmonde Street, Gorey,  
Co Wexford  
T: 053 9430088  
E: [info@olearykinsella.com](mailto:info@olearykinsella.com)

**OFFICE OPENING HOURS**

Our office opening hours are:  
9am – 1pm & 2pm – 5.30pm  
Monday to Friday.  
Viewings conducted 6 days  
(including Saturdays).

**VIEWING**

Viewing by appointment.

[sherryfitz.ie](http://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 familiarize yourself with these general conditions.  
PSRA Registration No. 001510