

For Sale

Asking Price: €425,000



Windfield, Tomnafunshoge,
Enniscorthy, Co Wexford.,
Y21H6P1

BER C2

sherryfitz.ie



'Windfield' is a beautifully appointed four bed roomed detached home with garage and boasts exquisite, landscaped gardens and countryside views.

Spacious accommodation extends to 129.50 sq.m (1394 sq. ft) generously proportioned offering the purchasers the opportunity to create a wonderful family home in a lovely setting.

Upon entering the property, one is welcomed by the large entrance hallway with staircase rising to the first floor. To the right is a spacious sitting room with feature open fireplace. There is a large light filled modern kitchen with utility & WC leading to the rear patio. Two bedrooms concludes the accommodation on the ground floor.

Rising to the first floor, two well-proportioned double bedrooms and family bathroom, and benefiting from lovely views over the surrounding area.

Externally to the front is a large lawn area with mature trees and shrubs and driveway leading to the front of the home and around the side to the detached garage.

To the rear is a lovely large private rear garden.

View and be impressed!



Accommodation

Ground Floor

Entrance Hall 4.84m x 2.31m (15'11" x 7'7"): Solid wood flooring

Sitting room 4.08m x 4.25m (13'5" x 13'11"): Laminate wood flooring, feature fireplace with inset stove and modern paneling to par walls.

Kitchen/Dining 3.61m x 6.68m (11'10" x 21'11"): Tile flooring and backsplash, fitted kitchen units, electric double oven, electric hob

Utility Room 2.07m x 2.30m (6'9" x 7'7"): Tile flooring, fitted storage units, plumbing for washing machine and dryer

Guest WC 2.14m x 1.22m (7' x 4'): Tile flooring, wc, whb

Bedroom 1 2.70m x 3.62m (8'10" x 11'11"): Carpet flooring, built-in wardrobes.

Bedroom 2 2.73m x 3.43m (8'11" x 11'3"): Carpet flooring, built-in wardrobes

First Floor

Landing 1.56m x 2.93m (5'1" x 9'7"): Carpet flooring

Bedroom 3 4.89m x 4.25m (16'1" x 13'11"): Carpet flooring, built-in wardrobes.

Bathroom 1.93m x 3.06m (6'4" x 10'): Tile flooring and walls, bath, wc, whb

Master Bedroom 4.89m x 4.77m (16'1" x 15'8"): Carpet flooring, built-in wardrobes.





Special Features & Services

- Light filled home on approx. 0.49 acres of Landscaped gardens.
- Ideal location only minutes from the N11 and less than 10 minutes from Enniscorthy.
- Tastefully decorated with modern fittings and fixtures & in walk-in condition.
- Spacious accommodation 1394 sq ft approx.
- Detached garage.

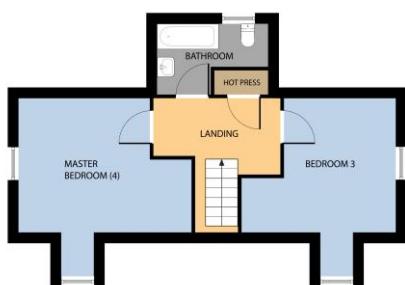
- **Services**
- Well and septic tank on site.
- Oil fired central heating
- Included in the sale
- Carpets, curtains, blinds, built-in gas hob and oven.

BER BER C2, BER No. 105284202





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and may be out of date, or mis-stated. 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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GROUND FLOOR



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