

# For Sale

Asking Price: €260,000

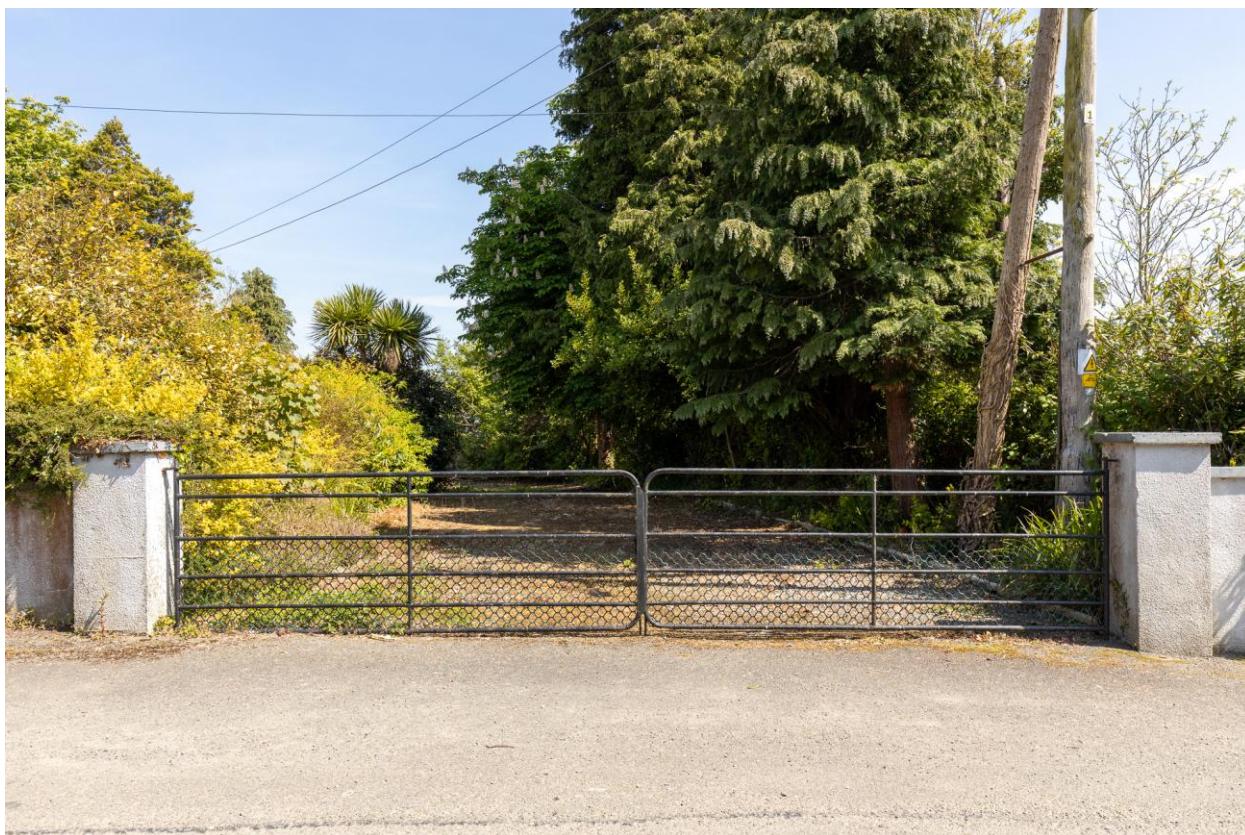
**Sherry  
FitzGerald**  
O'Leary Kinsella



Knocknagross, Bree,  
Enniscorthy, Co Wexford,  
Y21 H7W3

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





**\*\* May qualify for the home refurbishment grant \*\***

Detached residence in a wonderful rural setting on the outskirts of Bree village and easy access to Enniscorthy town, offering a perfect blend of modern comfort and traditional charm.

Extending to 98.5 sq. m (approx.), the dwelling, which has an abundance of character, is in need of some modernisation and restoration. It is the ideal project for any property enthusiast.

This generous family home provides bright and spacious accommodation and meets the needs for any growing family. The accommodation briefly comprises of sitting room with open fireplace, living room with cooker, kitchen/dining, office (which could be converted to utility) and a family bathroom on the ground. On the first floor, you will find three well-appointed bedrooms, with the master en-suite, each offering ample space and storage.

The property is on a beautiful site surrounded by mature trees and hedging which provides a private spacious garden.

The property is further enhanced by its prime location with all of Bree village's amenities on your doorstep. Viewing is strongly recommended to appreciate all that this exceptional home has to offer.





## Accommodation

**Entrance Hall** 2.78m x 2.22m (9'1" x 7'3"):  
tile flooring

**Sitting Room** 3.96m x 2.63m (13' x 8'8"):  
laminate wood flooring, feature open fireplace

**Living Room** 3.97m x 4.20m (13' x 13'9") at widest point:  
tile flooring, cooker

**Kitchen/Dining** 3.17m x 3.03m (10'5" x 9'11"):  
linoleum flooring, tile walls, fitted kitchen units, electric oven  
and hob, plumbed for washing machine

**Study/Office** 1.83m x 1.97m (6' x 6'6"):  
linoleum flooring

**Bathroom** 3.17m x 2.10m (10'5" x 6'11"):  
linoleum flooring, tile walls, bath, shower, WC, wash hand  
basin

## FIRST FLOOR

**Landing** 1.20m x 4.25m (3'11" x 13'11") at widest point:  
solid wood flooring

**Bedroom 1** 3.96m x 2.66m (13' x 8'9"):  
solid wood flooring

**Bedroom 2** 3.20m x 3.50m (10'6" x 11'6") at widest point:  
solid wood flooring

**Master Bedroom** 3.61m x 4.13m (11'10" x 13'7") at widest  
point:  
solid wood flooring, in-built wardrobe

**Ensuite** 2.37m x 1.20m (7'9" x 3'11"):  
solid wood flooring, WC, wash hand basin







### Special Features & Services

- Three reception rooms.
- Excellent location to the village.
- Large rear garden with shed and secondary entrance.
- Services  
Mains water, mains sewerage.

**BER** BER Exempt



## 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 H7W3

## FIRST FLOOR



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