

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



Clonroche Village,
Clonroche,
Co Wexford. Y21 X750

BER F

sherryfitz.ie



Set in the heart of Clonroche, this impressive 4-bedroom home offers comfort, style, and space in equal measure. The property features a bright, south-facing sunroom that floods the living area with natural light — the perfect spot to relax and enjoy views of the beautifully maintained garden.

Inside, the home is well laid out, offering generous living spaces and a warm, welcoming atmosphere. Boasting 4 good bedrooms, bath and 2 reception room offering a great space if working from home. Detached garage and converted attic give loads of extra storage space.

Outside, the landscaped garden is a real highlight — thoughtfully cared for and bursting with color through the seasons, ideal for outdoor dining or simply unwinding in peace and privacy.

Located close to local amenities and within easy reach of Enniscorthy and Wexford Town, this property combines the best of rural tranquility with everyday convenience.

View and be impressed!



Accommodation

Entrance Hall 3.80 (12'6") m x 2.20 (7'3") m at widest point:
With solid wood flooring, door of to

Sitting Room 3.50m x 5.00m (11'6" x 16'5"):
Lovely room with laminate wood flooring, feature open fireplace.

Dining Room 4.00m x 5.00m (13'1" x 16'5"):
Great family room with laminate wood flooring, feature open fireplace, double doors to sunroom.

Sunroom 4.20 (13'9") m x 3.70 (12'2") m at widest point:
Bright room with solid wood flooring, vaulted timber clad ceiling.

Kitchen 4.10m x 3.80m (13'5" x 12'6"):
A well-appointed kitchen with tile flooring and backsplash, fitted kitchen units, gas oven and hob, electric oven, plumbed for washing machine, dishwasher, fridge freezer, timber clad ceiling.

Bathroom 3.00m x 2.20m (9'10" x 7'3"):
With tile flooring and walls, shower, WC, wash hand basin.

Bedroom 1 3.50m x 3.40m (11'6" x 11'2"):
With carpet flooring.

Bedroom 2 3.50m x 3.40m (11'6" x 11'2"):
With carpet flooring.

Bedroom 3 3.50 (11'6") m x 3.90 (12'10") m at widest point:
With carpet flooring.

Master Bedroom 4.00 (13'1") m x 3.90 (12'10") m at widest point:
Double room with carpet flooring.





Special Features & Services

- Four-bedroom bungalow c. 145.1 sq m approx.
- Ideal location in the village of Clonroche, 12km from Enniscorthy, 18.5km from New Ross.
- A short walk to shops, school, and church
- Lovely family home in good condition.
- Countryside setting.
- Well-maintained garden with vibrant planting and plenty of space to relax or entertain.
- Detached garage.
- Converted attic, ideal for extra storage.
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Services

- All mains' services, oil fired central heating.
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Included in the sale.

- Carpets, curtains, blinds, cooker, hob & extractor fan.



BER F, BER No. 112887328





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