

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Dove House,  
Carnew Road,  
Ferns, Co. Wexford.,  
Y21 D4C6

**BER C1**

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





Dove House is an absolutely fantastic four-bedroom detached dormer bungalow extending to 189 sq.m., which enjoys an unparalleled location within walking distance of Ferns village. This generously proportioned property offers the purchasers the opportunity to create a wonderful family home in this quiet rural setting. This well-maintained property benefits from a large south facing front garden with impressive lawn area, the rear of the dwelling has a beautifully landscaped patio area. Offering a bright light filled and cleverly designed interior.

On entering the property, you are welcomed by the spacious entrance hallway with carpeted staircase rising to the first floor. To the right is a warm and cosy sitting room with feature open fireplace. To the left is a dining room and off of this is a large fully fitted white kitchen with utility leading to the rear patio. The master bedroom features built in wardrobes and benefits from an ensuite also. There are three well-proportioned double bedrooms, all carpeted and a family bathroom on the first floor.

Outside to the front is a large lawn area with mature trees and shrubs and tarmac driveway with ample parking leading to the front of the home and around the side of the dwelling. To the rear is a self-contained granny flat with kitchen/ dining/ living area, a bathroom and one bedroom.

To truly appreciate the outstanding quality and unique appeal of this beautiful family residence, internal inspection is strongly recommended.



## Accommodation

### Ground Floor

**Entrance Hall** 4.07m x 3.04m (13'4" x 10'): at widest point, carpet flooring.

**Dining Room** 4.10m x 4.49m (13'5" x 14'9"): at widest point, carpet flooring, feature open fireplace, double doors to kitchen.

**Kitchen** 3.53m x 6.12m (11'7" x 20'1"): tile flooring and backsplash, fitted kitchen units, electric oven and hob.

**Utility Room** 2.46m x 2.38m (8'1" x 7'10"): tile flooring, fitted storage units, plumbed for washing machine and dryer, fridge freezer, dishwasher.

**Living Room** 4.01m x 7.01m (13'2" x 23'): at widest point, carpet flooring, feature fireplace with timber surround.

**Master Bedroom** 3.53m x 4.09m (11'7" x 13'5"): at widest point, carpet flooring.

**En-Suite** 2.46m x 2.79m (8'1" x 9'2"): at widest point, linoleum flooring, timber clad and tiled walls, shower, WC, wash hand basin.

### First Floor

**Landing** 4.08m x 7.70m (13'5" x 25'3"): at widest point, carpet flooring.

**Bedroom 1** 5.60m x 3.34m (18'4" x 10'11"): carpet flooring, Velux window.

**Bedroom 2** 4.37 x 3.19m (4.37 x 10'6"): at widest point, carpet flooring, inbuilt wardrobes, Velux window.

**Bathroom** 2.61m x 3.19m (8'7" x 10'6"): at widest point, tile flooring and walls, bath, WC, wash hand basin.

**Bedroom 3** 5.70m x 4.66m (18'8" x 15'3"): at widest point, carpet flooring, inbuilt wardrobes, Velux windows.

### Granny Flat

**Entrance Hall** 1.28m x 2.80m (4'2" x 9'2"): laminate wood flooring.

**Kitchen Dining Living Room** 3.09m x 5.06m (10'2" x 16'7"): laminate wood flooring, fitted kitchen units, electric oven, electric hob, washing machine.

**Bathroom** 1.28m x 2.10m (4'2" x 6'11"): linoleum flooring, tile shower, shower, WC, wash hand basin.

**Bedroom 1** 4.38m x 4.37m (14'4" x 14'4"):







### Special Features & Services

- Superb 4-bedroom property with a self-contained granny flat.
- Spacious Accommodation of approximately 189 sq m (2034 sq ft).
- Excellent location.
- Landscaped garden with an array of mature shrubs and trees.
- Walk in condition- neutral décor.





Directions  
Y21D4C6







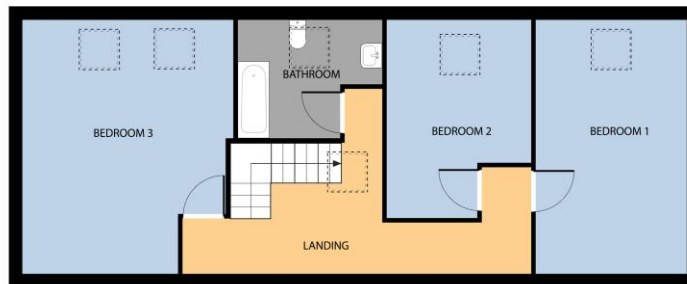
GROUND FLOOR



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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FIRST FLOOR



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## 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)

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