

# For Sale

Asking Price: €175,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballinaclash Upper,  
Kilcormick, Enniscorthy,  
Co. Wexford, Y25 HX84

**BER** C2

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



Detached house nestled on 0.65 hectares (1.61 acres) just a short drive from Raheenduff village.

Boasting a generous 210 sq m of living space, it offers a large kitchen/dining room, 4 bedrooms, 1 reception room and two en-suite bedrooms (one downstairs) providing ample space for comfortable living.

All the contents are being left with the dwelling house which is situated just two minutes from Raheenduff village, approx. 3kms to the R741 and approx. 15 minutes to Enniscorthy town.

Some of Wexford finest beaches are just a 15 minute drive away.

While the property is in need of refurbishment, it is well laid out and gives the opportunity for someone to put their own stamp on the dwelling.

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## Accommodation

### Entrance Hall

**Kitchen/Dining Room** 9.00m x 5.02m (29'6" x 16'6"):

**Utility Room** 2.35m x 2.60m (7'9" x 8'6"):

**Living Room** 4.35m x 4.20m (14'3" x 13'9"):

**Master Bedroom** 3.51m x 5.02m (11'6" x 16'6"):

**Walk in wardrobe**

**En-Suite** 2.05m x 1.78m (6'9" x 5'10"):

**Bedroom 2** 3.56m x 3.45m (11'8" x 11'4"):

**Bathroom** 3.80m x 2.32m (12'6" x 7'7"):

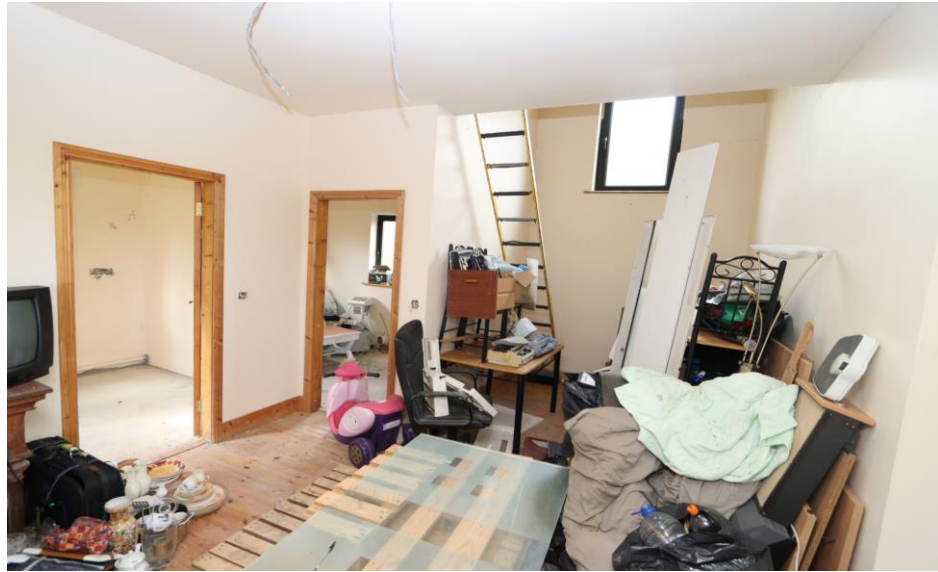
### First Floor

**Bedroom 3** 4.70m x 3.75m (15'5" x 12'4"):

**En-Suite** 1.81m x 2.40m (5'11" x 7'10"):

**Walk in wardrobe**

**Bedroom 4** 3.60m x 3.75m (11'10" x 12'4"):





### Special Features & Services

- Large potential.
- Situated on a large site extending to 1.61 acres approx. Approx. 20 minutes to Gorey town.
- Services
- Private sewerage system, private water system

**BER** BER C2, BER No. 117128314



GROUND FLOOR

1ST FLOOR



## Directions

Y25 HX84

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### NEGOTIATOR

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### SOLICITOR

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