

For Sale

Asking Price: €595,000

**Sherry
FitzGerald**
O'Leary Kinsella



Crefogue,
Enniscorthy,
Co. Wexford. Y21K8P4

BER B1

sherryfitz.ie



'Sherry Fitzgerald O' Leary Kinsella' is proud to offer this luxurious light filled & stylish home in this sought after location to the market.

An excellent opportunity to acquire a substantial detached home in a quiet setting, only minutes' drive to Enniscorthy town. The large generously proportioned interior has a great flow and is complimented by superb gardens.

Extending to 241.3 sq.m (approx.), this very fine four-bedroom (2 ensuite) home has been meticulously maintained by the current owners. It comes with the added benefit of a large shed which is divided in three sections, private patio area and electric gates, the list goes on.....

The airy hallway sets the tone for this spacious property, off which lies the sitting room with stove. This room is of fine proportion and enjoys beautiful views of the garden through a bay window. The kitchen opens to utility and separate walk-in larder, and a laundry room. Accessed off the kitchen is the dining room with vaulted ceilings and access to the south facing patio. A spacious office is close by. Down the hallway are the four double bedroom, two with ensuite, a guest W.C and a family bathroom.

The property benefits from a supremely convenient location close to Enniscorthy making this an ideal commuter location. The educational facilities in the area are second to none with an excellent choice of primary and secondary schools. Likewise shopping facilities are well catered for with Enniscorthy, Gorey and Wexford all within close proximity.



Accommodation

Entrance Porch 2.39m x 2.40m, (7'10" x 7'10",):

Entrance Hall 2.82m x 5.93m (9'3" x 19'5"):

Lounge 7.10 (23'4") m x 5.90 (19'4") m at widest point: Light filled room overlooking the lovely gardens, with solid wood flooring, feature stove & feature bay window.

Office/Study 4.70 (15'5") m x 3.60 (11'10") m at widest point: With many uses boasting solid wood flooring, wood burning stove, and feature bay window.

Guest WC With tiling, wc and whb.

Kitchen/Dining 4.70 (15'5") m x 6.78 (22'3") m at widest point: A Family kitchen with a good array of fitted kitchen units, linoleum flooring, electric double oven, gas hob, & solid fuel stove. Door to utility room.

Utility Room 3.50 (11'6") m x 6.31 (20'8") m at widest point: With great storage and linoleum flooring.

Sunroom/Dining Room 6.49m x 3.29m (21'4" x 10' 8"): A great room to entertain in which overlooks the patio area, stylish tile flooring, feature vaulted timber clad ceiling, door to garden.

Laundry Room 2.90 (9'6") m x 2.00 (6'7") m at widest point: Every home should have one of these.

Bedroom 1 3.50 (11'6") m x 4.40 (14'5") m at widest point: Double room with built-in wardrobes.

Bedroom 2 3.50 (11'6") m x 3.50 (11'6") m at widest point: Double room with built-in wardrobes & carpet flooring.

Bedroom 3 3.90 (12'10") m x 3.80 (12'6") m at widest point: Double room with built-in wardrobes & carpet flooring.

Ensuite 2.15m x 2.07m, (7'1" x 6'9",): With tile flooring and walls, shower, WC, wash hand basin

Master Bedroom 5.18 (17') m x 4.50 (14'9") m at widest point: Spacious double room with built-in wardrobes & carpet flooring. and boasting feature corner window.

Ensuite 3.18 (10'5") m x 2.52 (8'3") m at widest point: With tiling to floor and walls, shower, WC, wash hand basin

Large Shed Overall it is 70' x 20' ie 1400 Sq ft. The Shanette shed is double skinned for insulation purposes with insulation also in the floor.

Shed fitted with Phone watch monitored alarm system. With WC & WHB.

Shed Section 1 (30 m x 20 m), roll shutter door - suitable to accommodate a motorhome up to 30' long.

Shed Section 2 (20 m x 20 m), with roll shutter door.

Shed Section 3 (20 m x 20 m) with 2 electric roll shutter doors.





Special Features & Services

- Detached light filled Family home 2597 sq ft.
- Convenient location 4.6km from Enniscorthy Town.
- The Shanette shed overall is 70' x 20' ie 1400 Sq ft.
- Sits on approx. 1.55 acres of landscaped gardens in a private beautiful countryside setting.
- Gated entrance with electric gates.
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- House and shed fitted with Phone watch monitored alarm system.
- **Services**
- Underfloor central heating with Air to water heat pump.
- Broadband
- 2 Solar panels that heats the water.
- Water to well on site and sewage to sewage treatment unit on site.
- **Included in the sale.**
- Carpets, curtains, blinds, light fittings. double over & hob. Polytunnel 20' x 10' included in sale.



BER BER B1, BER No. 117420018



GROUND FLOOR



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