

For Sale

Asking Price: €365,000

**Sherry
FitzGerald**
O'Leary Kinsella



Reddina,
Killurin, Co Wexford,
Y21 AW68

BER C3

sherryfitz.ie



This is a beautiful quaint countryside property conveniently located approx. 14km from Enniscorthy town and approx. 12km from Wexford town, giving easy access to commuting options.

Extending to 143.0 sqm (approx.), this very fine home is in walk in condition for the lucky new owner with a well presented interior and large south-west facing garden.

This charming and beautiful home will appeal to buyers looking for a property in walk in condition where emphasis has been placed on comfort and cosiness and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions.

The accommodation briefly comprises of sitting room, kitchen/dining, utility, guest WC and the first of four bedrooms on the ground floor. The first floor comprises three bedrooms with the master enjoying its own walk-in wardrobe and ensuite and a family bathroom.

The front garden has an easy to maintain lawn and a driveway providing parking.

With its convenient location, residents can enjoy peaceful rural living while still being within easy reach of local amenities. Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



Accommodation

Entrance Porch 1.35m x 2.10m (4'5" x 6'11"): laminate wood flooring.

Entrance Hall 4.80m x 2.10m (15'9" x 6'11") at widest point: Laminate flooring.

Sitting Room 5.10m x 3.65m (16'9" x 12'): carpet flooring, feature open fireplace

Kitchen/Dining Room 3.60m x 7.70m (11'10" x 25'3") at widest point: tile flooring and backsplash, fitted kitchen units, electric oven, gas hob, integrated fridge freezer, double doors to rear garden.

Utility Room 2.50m x 1.80m (8'2" x 5'11"): tile flooring, fitted storage units, plumbed for washing machine and dryer

W.C. 1.00m x 1.80m (3'3" x 5'11"): tile flooring and walls, WC, wash hand basin

Bedroom 4 4.80m x 3.65m (15'9" x 12'): Carpet flooring.

FIRST FLOOR

Landing 3.20m x 2.10m (10'6" x 6'11")m at widest point:

Master Bedroom 4.20m x 3.65m (13'9" x 12') at widest point: carpet flooring, walk-in wardrobe

En-Suite 1.80m x 1.80m (5'11" x 5'11"): tile flooring and walls, shower, WC, wash hand basin

Bedroom 2 2.90m x 3.65m (9'6" x 12') at widest point:

Bedroom 3 3.86m x 3.65m (12'8" x 12') at widest point:

Bathroom 1.80m x 2.70m (5'11" x 8'10"): tile flooring and walls, bath, WC, wash hand basin





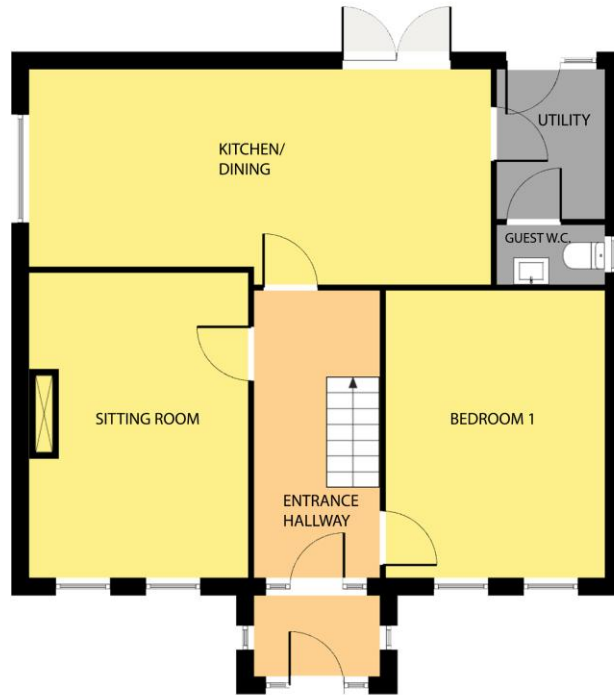
Special Features & Services

- Charming dwelling 1539 sq ft approx.
- Walk-in-condition
- Countryside Location

BER BER C3, BER No. 117707000



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 AW68

FIRST FLOOR



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