



Coolacarney, Ballindaggin, Enniscorthy, Co Wexford

Y21YV59

Guide Price: €475,000



BER **B3**

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

Welcome to Coolacarney, Enniscorthy, Co. Wexford, a superbly presented detached family residence extending to approximately 260 sq.m (2,798 sq.ft), set on beautifully maintained grounds in a peaceful countryside setting just 10km from Enniscorthy town centre.

Constructed in c.2006, this impressive home offers spacious and versatile accommodation throughout, comprising three generous ground-floor bedrooms together with two additional rooms on the first floor, all fully compliant with planning permission. Presented in turnkey condition and finished to an exceptionally high standard, the property boasts a B3 BER rating, ensuring comfort and energy efficiency for modern family living.

Approached via an attractive granite-pillared entrance, wired for electric gates, the property immediately impresses with its manicured gardens, extensive tarmac driveway, and concrete surrounds providing both practicality and low-maintenance upkeep. A detached garage further enhances the appeal, offering excellent storage or workshop space.

Combining spacious accommodation, quality finishes, and a sought-after rural location within easy reach of Enniscorthy and its many amenities, this outstanding home presents a rare opportunity to acquire a truly turnkey family residence in the heart of the Wexford countryside.

ACCOMMODATION

Entrance Hallway: 5.60m x 8.83m (18'4" x 29').

Bright and welcoming entrance hallway featuring a tiled floor at the entrance with timber flooring extending through the return hallway. A spacious and well-proportioned area that creates an excellent first impression and provides access to the main living accommodation.

Kitchen/Dining Room: 9.25m x 5.25m (30'4" x 17'3").

A superb open-plan living space featuring timber flooring throughout the living and dining areas, complemented by a Stanley solid fuel stove with back boiler, creating a warm and inviting atmosphere. Patio doors provide direct access to the outdoor area, while a bay window to the side overlooks the beautifully maintained gardens and fills the room with natural light. The kitchen area is finished with tiled flooring and boasts an attractive Pippy Oak fitted kitchen with quartz worktops, built-in appliances, and a central island unit, offering both style and practicality for modern family living.

Utility Room: 2.64m x 2.16m (8'8" x 7'1").

Conveniently located off the kitchen, this practical utility room features a tiled floor, fitted Pippy Oak storage units with black laminate worktops, sink unit.





Living Room: 6.21m x 4.19m (20'4" x 13'9").

A bright and elegant reception room accessed through double doors from the hallway. Features include timber flooring, decorative coving, a cast iron open fireplace creating a charming focal point, and a large bay window to the front which floods the room with natural light.



Family Bathroom: 3.56m x 2.43m (11'8" x 8').

Beautifully finished and fully tiled family bathroom featuring a Jacuzzi-style bath, separate electric shower, WC, and wash hand basin. A bright and spacious room designed to provide both comfort and practicality for modern family living.



Bedroom 3: 3.56m x 2.72m (11'8" x 8'11").

Ground floor bedroom with timber flooring, currently utilised as a home gym. A versatile room suitable for a variety of uses including a bedroom, home office, or hobby room.



Bedroom 2: 3.56m x 4.17m (11'8" x 13'8").

Bright double bedroom featuring a carpeted floor and a window overlooking the rear of the property, allowing for plenty of natural light throughout the day.



Bedroom 1: 4.29m x 4.68m (14'1" x 15'4").

A large and bright master bedroom featuring two windows to the front of the property, flooding the room with natural light. This well-proportioned room benefits from direct access to a private ensuite bathroom.



Ensuite: 1.42m x 2.86m (4'8" x 9'5").

Fully tiled ensuite bathroom fitted with an electric shower, WC, and wash hand basin, providing convenient facilities off the master bedroom.

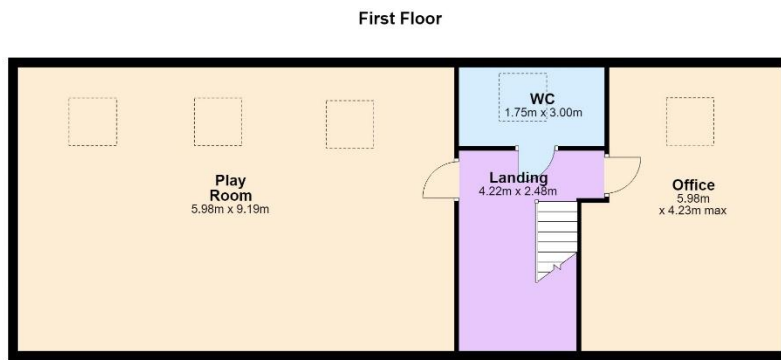
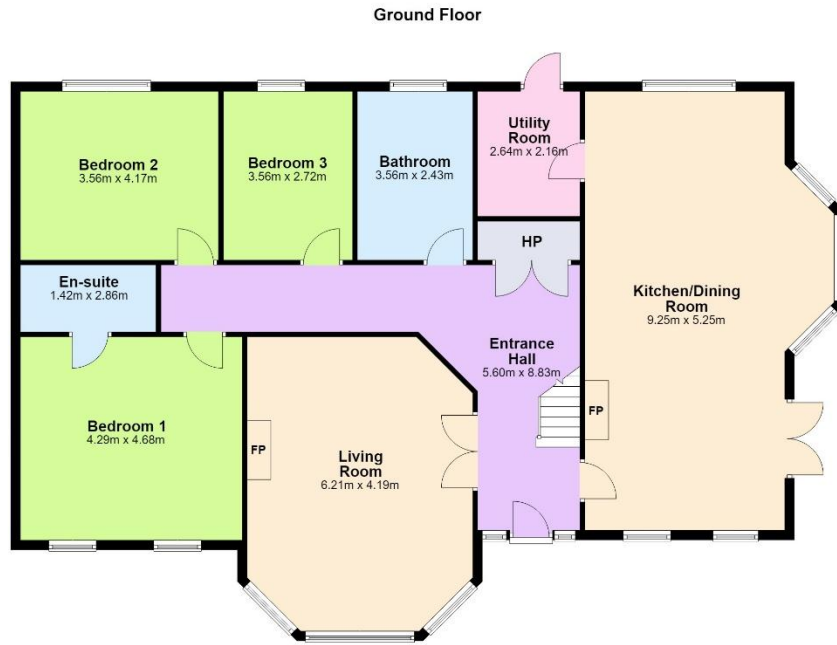


Office: 5.98m x 4.23m (19'7" x 13'11").

Versatile first-floor room featuring timber flooring and a Velux window to the rear, providing natural light throughout the day. Currently utilised as an additional bedroom, this space is equally suitable as a home office, study, or hobby room.

WC: 1.75m x 3.00m (5'9" x 9'10"). Convenient first-floor guest WC featuring a tiled floor, wash hand basin, WC, and a Velux window to the rear providing natural light and ventilation.

Playroom: 5.98m x 9.19m (19'7" x 30'2"). An exceptionally large and versatile first-floor room featuring timber flooring and Velux windows to the rear, allowing for excellent natural light. Currently utilised as a playroom entertainment space, and storage area.



Total area: approx. 258.3 sq. metres

GUIDE PRICE

Guide Price: €445,000

BER DETAILS

BER: B3

BER No: 117622530

Energy Performance Indicator: 130.31 kWh/m²/yr

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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