



**Fox Covert, Clonroche,  
Enniscorthy, Co. Wexford**

**Y21H279**

Asking Price: €289,500



**BER C3**

GOOD INDEPENDENT  
**DNG**

**O'CONNOR & O'CONNOR**

## DESCRIPTION

This beautifully presented 4-bedroom bungalow with conservatory and detached garage is set in an idyllic rural and tranquil setting with a mature, lush garden which extends to c. 1.8 acres (0.72 ha).

South, south-east facing, this property not only enjoys a sunny disposition, but enjoys magnificent views of the surrounding countryside.

Set in a rural private setting Fox Covert is approached by sweeping driveway kerbed and bordered with flowers, trees, and mature shrubbery.

A true glimpse of what the "Good Life" can be! The present owners have cultivated a very harmonious way of life ranging from the gathering of fresh eggs, rearing ducks, and harvesting their vegetable plots and fruit from their very productive orchards, of apple, pear, cherry, plum and walnut to name but a few.

Fox Covert briefly comprises of entrance porch, entrance hallway, sitting room, conservatory, kitchen/living room, utility room, bathroom, 4 bedrooms, master bed with ensuite and walk in wardrobe.

The property is bright and spacious and is very tastefully decorated throughout. (2190sq ft / 204 sqm)

Are you ready for The Good Life?

## ACCOMMODATION

**Kitchen/Living Room** 4.5466m x 6.3754m (14'11" x 20'11"). Maple fitted kitchen. Double electric eye level oven. Electric Induction hob (Gas option). Canopy stainless steel fan. Tiled floor. Brick face to breakfast counter with storage under. Tiled flooring in living area. French doors to conservatory. Tel point. Tv point. Coving. Door to sitting room & main hall.

**Larder** 1.4986m x 2.8448m (4'11" x 9'4"). Built in storage units. Fridge freezer. Tiled floor and half walls. Dishwasher. Storage units. Coving. Fuse box. Immersion switch. Timer & zoning for central heating.

**Utility Room** 2.9464m x 2.5146m (9'8" x 8'3"). Tiled floor. Fridge freezer. Washing machine. Condenser Dryer, Single drainer sink unit. Storage presses over. Recessed lighting. Door to rear.

**Entrance Hall** 2.7432m x 5.1054m (9' x 16'9"). Timber flooring. French doors to sitting room. Main Alarm setting point. Coving.





**Closet** 1.1938m x 2.2606m (3'11" x 7'5"). General Storage with shelving & hanging space. Alarm box, Doorbell controls, Light in attic. Access to insulated attic. Timber floor.

**Bedroom 1** 3.6322m x 2.9972m (11'11" x 9'10"). Slide robes. Bay window. Timber flooring. Coving.

**Bathroom** 2.413m x 2.8448m (7'11" x 9'4"). Cast iron claw foot bath. Tiled floor with partly tiled walls. Freestanding Shower with Triton T90i electric shower. Wc & whb. Coving.

**Sitting Room** 5.6642m x 6.0706m (18'7" x 19'11"). Feature raised fireplace with Liscannor flag stone hearth, Multifuel stove burner. Timber flooring. Coving. Wall lights. Tv point, French Doors to conservatory and hallway. Door to kitchen.



**Bedroom 4 / Office** 3.0226m x 2.413m (9'11" x 7'11"). Built in wardrobe & telephone point. Timber flooring. Coving.

**Bedroom 2** 2.9464m x 2.9464m (9'8" x 9'8"). Slide robes. Built in wardrobe. TV point. Timber flooring. Bay window. Coving.

**Master Bedroom** 6.0452m x 3.937m (19'10" x 12'11"). Timber flooring. Alarm setting point to allow main bed area free. Coving. TV point.

**Ensuite** 2.3368m x 1.6002m (7'8" x 5'3"). Triton T90i electric shower. Fully tiled floor & half walls. Whb & wc. Coving.

**Walk in wardrobe** 2.3368m x 1.4986m (7'8" x 4'11"). Shelving and hanging rails. Timber flooring

**Inner Hall** 1.0668m x 4.1656m (3'6" x 13'8"). Timber flooring. Hot press. Door to kitchen.

**Conservatory** 4.5212m x 5.6642m (14'10" x 18'7"). Tiled floor. Timber frame windows and doors. Alarmed. French Doors to Patio and gardens. External power point.

**Garage** 3.8862m x 5.6642m (12'9" x 18'7"). Constructed of 9" cavity block with pebble dash outer walls and pitched slate roof. Teak garage doors. Storage areas and boiler house. Oil tank to side. Single and double power point sockets throughout. Outdoor tap. Security sensor lights.



## BER DETAILS

BER: C3

BER No: 100731397

Energy Performance Indicator: 224.85 kWh/m<sup>2</sup>/yr

## DIRECTIONS

From Clonroche take New Ross road for c. 4.2km (1.5 mile), take left for c. 1km (0.8 mile). Take 1st left for c. 0.2 miles. Property on left. (Fox Covert on entrance walls).

Eircode: Y21H279

## SERVICES

Private Well Water, Private Septic Tank, OFCH, Electricity, Solid Fuel Stove

## KEY FEATURES

Detached garage

1.8 Acres

Orchard & Vegetable Plots

Aviary & Hen Coop

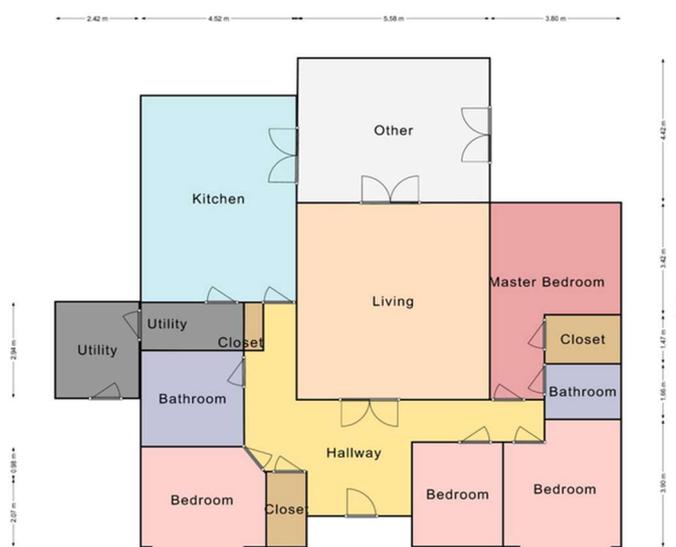
Sensor Lights

Fully Alarmed

Scenic Location

## ASKING PRICE

Asking Price: €289,500



## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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