

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tinnaberna,
Kilmuckridge,
Co. Wexford,
Y25YX02

BER E1

sherryfitz.ie



Tinnaberna lies adjacent to the stunning coastal setting of Tinnaberna beach. This five-bedroom detached dwelling comes to the market with bright and spacious accommodation and meets the needs for any growing family with lightfilled reception rooms and generous bedroom proportions. The accommodation briefly comprises of a large sitting room, kitchen, dining room, utility two bedrooms, guest WC and garage on the ground floor. On the first floor are a large family bathroom, three bedrooms and a sunroom.

A tarmac driveway wraps around the property. The lawn lies to the front and side with large mature perimeter hedging and trees providing a sense of privacy, seclusion and safety.

The beauty of the location is not to be underestimated with the stunning coastal views and setting of Tinnaberna on your doorstep. The village of Kilmuckridge is in close proximity and provides all the necessary requirements while Enniscorthy and Wexford are only a short drive away. The property also benefits from close proximity to the N11 and is sure to appeal to the buyer looking for an outstanding site and holiday getaway.



Accommodation

GROUND FLOOR

Entrance Hallway 3.68m x 6.92m (12'1" x 22'8"): at widest point, carpet flooring.

Sitting Room 5.73m x 4.30m (18'10" x 14'1"): solid wood flooring and feature open fireplace.

Kitchen 2.69m x 4.31m (8'10" x 14'2"): linoleum flooring, fitted kitchen units, gas oven and hob, fridge freezer and dishwasher.

Dining Room 3.20m x 2.80m (10'6" x 9'2"): linoleum flooring, timber cladding to walls and door to rear garden.

Guest WC 1.90m x 1.45m (6'3" x 4'9"): linoleum flooring and timber cladding to walls.

Utility Room 3.20m x 2.73m (10'6" x 8'11"):

Garage 5.33m x 2.71m (17'6" x 8'11"):

Bedroom 1 3.14m x 2.99m (10'4" x 9'10"): laminate wood flooring.

Bedroom 2 3.48m x 3.02m (11'5" x 9'11"): laminate wood flooring.

FIRST FLOOR

Landing 2.64m x 1.80m (8'8" x 5'11"): at widest point, solid wood flooring.

Bedroom 3 3.31m x 3.43m (10'10" x 11'3"): laminate wood flooring and door to sunroom.

Bedroom 4 3.16m x 4.16m (10'4" x 13'8"): at widest point, carpet flooring.

Bathroom 2.11m x 2.72m (6'11" x 8'11"): tiled flooring, bath, shower, WC and wash hand basin.

Master Bedroom 5 4.19m x 3.70m (13'9" x 12'2"): at widest point, carpet flooring and built-in wardrobes.

WC 0.95m x 1.83m (3'1" x 6'):

Sunroom 1.27m x 7.41m (4'2" x 24'4"):





Special Features & Services

- Spacious 5 bed detached dwelling approx. 1918 sq ft.
- Superb location.
- Stunning coastal setting just two minutes' walk from Tinnaberna beach.
- Private mature boundaries.
- Oil fired central heating and uPVC double glazed windows.





Directions
Y25YX02

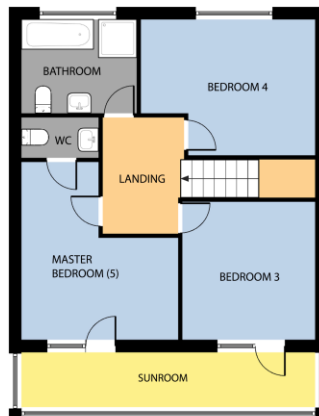




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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CONTACT

Sherry FitzGerald O'Leary Kinsella
 Tara View, Esmonde Street, Gorey,
 Co Wexford
 T: 053 9430088
 E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

VIEWING

Viewing by appointment.

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