

For Sale

Asking Price: €500,000

**Sherry
FitzGerald**
O'Leary Kinsella



Wilton, Bree,
Enniscorthy, Co. Wexford,
Y21 N6W2

BER B3

sherryfitz.ie



Welcome to this immaculate and spacious four-bedroom detached house located in a picturesque rural setting of the Wexford countryside, just 6kms from Enniscorthy town centre.

This property is maintained to a very high standard throughout having undergone extensive refurbishment within the last year. It boasts four generously sized bedrooms (one -suite with walk-in-wardrobe)) and two reception rooms, providing ample space for comfortable living. The kitchen/dining room has new kitchen units with a large glass sliding door to enjoy the scenic views on the south-west facing back garden. The interior is beautifully presented, with a bright and modern aesthetic that exudes style and elegance.

The property features a detached garage, perfect for an office or for use as additional storage space. The surrounding countryside offers stunning views and a tranquil atmosphere, ideal for those seeking a peaceful retreat from the hustle and bustle of city life.

This home is perfect for families looking to enjoy the benefits of rural living while still being within easy reach of amenities. Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange a viewing and experience the charm and character of this rural gem.



Accommodation

Entrance Hall 3.64m x 3.10m (11'11" x 10'2") at widest point:
tile flooring

Sitting Room 5.90m x 4.58m (19'4" x 15'):
solid wood flooring, feature fireplace with solid fuel stove

Kitchen/Dining 4.30m x 8.40m (14'1" x 27'7") at widest point:
tile flooring, fitted kitchen units matching island with quartz worktop and upstand, electric oven, electric hob, integrated dishwasher, integrated fridge freezer, sliding doors to rear patio

Utility Room 3.55m x 3.28m (11'8" x 10'9") at widest point:
tile flooring, in-built storage units, plumbed for washing machine and dryer

Guest W.C. 1.85m x 2.18m (6'1" x 7'2"):
tile flooring and walls, shower, WC, wash hand basin

Office/Playroom 2.90m x 3.90m (9'6" x 12'10"):
solid wood flooring

FIRST FLOOR

Landing 4.91m x 3.10m (16'1" x 10'2") at widest point:
carpet flooring

Master Bedroom 3.55m x 4.58m (11'8" x 15'):
carpet flooring, walk-in wardrobe

Ensuite 1.80m x 2.20m (5'11" x 7'3"):
tile flooring and walls, WC, shower, wash hand basin

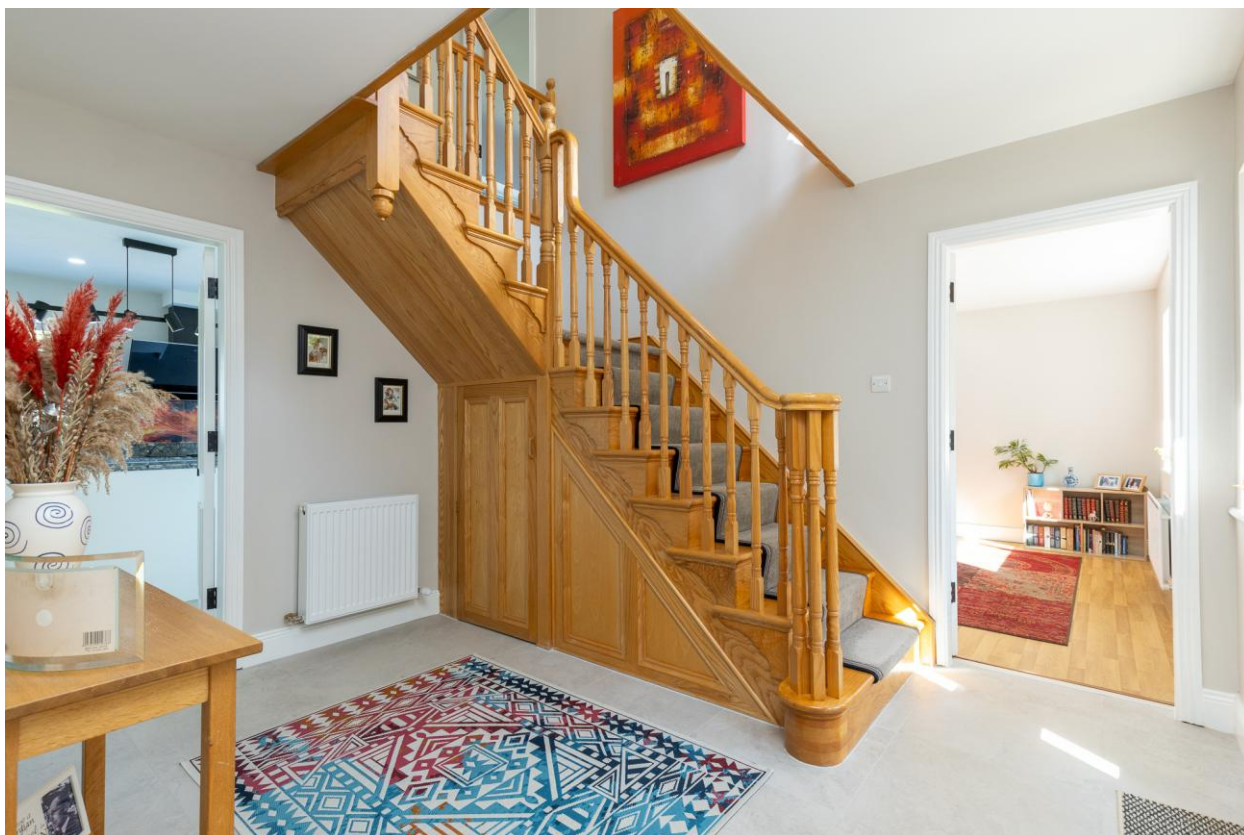
Bedroom 2 3.65m x 3.90m (12' x 12'10"):
laminated wood flooring

Bedroom 3 3.55m x 3.90m (11'8" x 12'10"):
carpet flooring

Bedroom 4 4.00m x 4.58m (13'1" x 15'):
carpet flooring

Bathroom 2.30m x 3.10m (7'7" x 10'2"):
tile flooring and walls, bath, shower, WC, wash hand basin





Special Features & Services

- Immaculate condition.
- Stunning kitchen/dining area.
- Beautiful rear garden with patio.
- Cobble locked driveway with stone wall and wrought iron gates.
- Only 7 km to N30 link road to M11 motorway.
- Bree village approx. 3kms where is a host of amenities.

Services

- Private sewerage, private water system, Fibre broadband available in the area.



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 N6W2

FIRST FLOOR



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