

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ardagh House, Bohreen Hill,
Enniscorthy, Co. Wexford,
Y21 V8C9

BER C2

sherryfitz.ie



A superb opportunity to acquire this spacious 4-bedroom detached dormer-style residence extending to approximately 107 sq.m., ideally positioned in one of Enniscorthy's most sought-after residential locations. Ardagh House enjoys an excellent setting on Bohreen Hill, just a 10-minute walk from Enniscorthy Town Square and all local amenities including schools, shops, restaurants, cafés and public transport links.

This well-maintained home offers bright, well-proportioned accommodation throughout, with generous living and bedroom space ideal for family living. The property benefits from a large private rear garden, ample off-street parking and an attached garage, offering excellent potential for further extension or conversion subject to planning permission.

Accommodation briefly comprises entrance hallway, sitting room with feature fireplace, dining room, fitted kitchen, family bathroom and four spacious bedrooms. The interiors are filled with natural light and provide a wonderful canvas for a purchaser wishing to modernise or personalise to their own taste.

Externally, the property stands on a substantial site with mature hedging providing privacy and security. The expansive rear garden offers excellent outdoor space for families, gardening enthusiasts.

Located within walking distance of Enniscorthy town centre and with mature hedging providing privacy and security. The expansive rear garden offers excellent outdoor space for families, gardening enthusiasts.



Accommodation

Porch 1.9m x 1.5m (6'3" x 4'11"):

Entrance Hall 1.9m x 2.7m (6'3" x 8'10"):

Living Room 3.3m x 4.5m (10'10" x 14'9"):

Kitchen 4.2m x 2.7m (13'9" x 8'10"):

Dining Room 4.2m x 3.2m (13'9" x 10'6"):

Back Entrance 2.9m x 1.2m (9'6" x 3'11"):

1st Floor

Landing 4.4m x 0.8m (14'5" x 2'7"):

Master Bedroom 3.3m x 4.5m (10'10" x 14'9"):

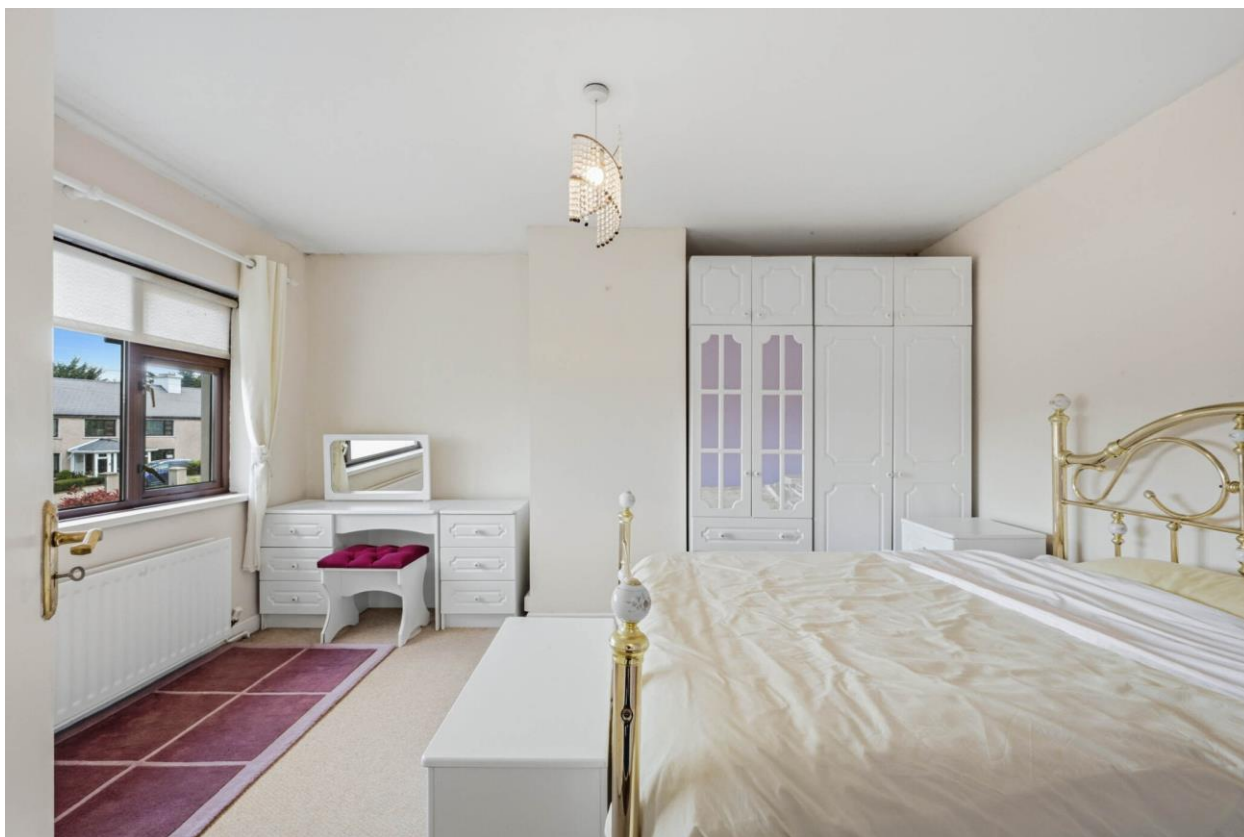
Bedroom 2 3.3m x 3.3m (10'10" x 10'10"):

Bedroom 3 2.8m x 3.3m (9'2" x 10'10"):

Bedroom 4 1.6m x 2.7m (5'3" x 8'10"):

Main Bathroom 2.4m x 1.7m (7'10" x 5'7"):





Special Features & Services

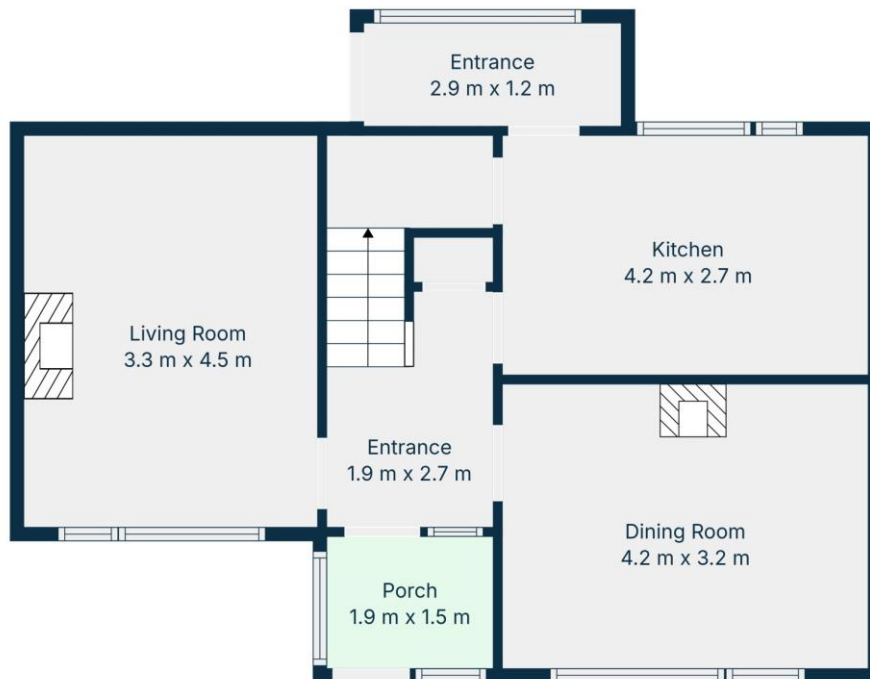
- Excellent residential location on Bohreen Hill.
- Large private rear garden.
- Ideal family home.

Services

Mains water, mains sewerage, electricity.

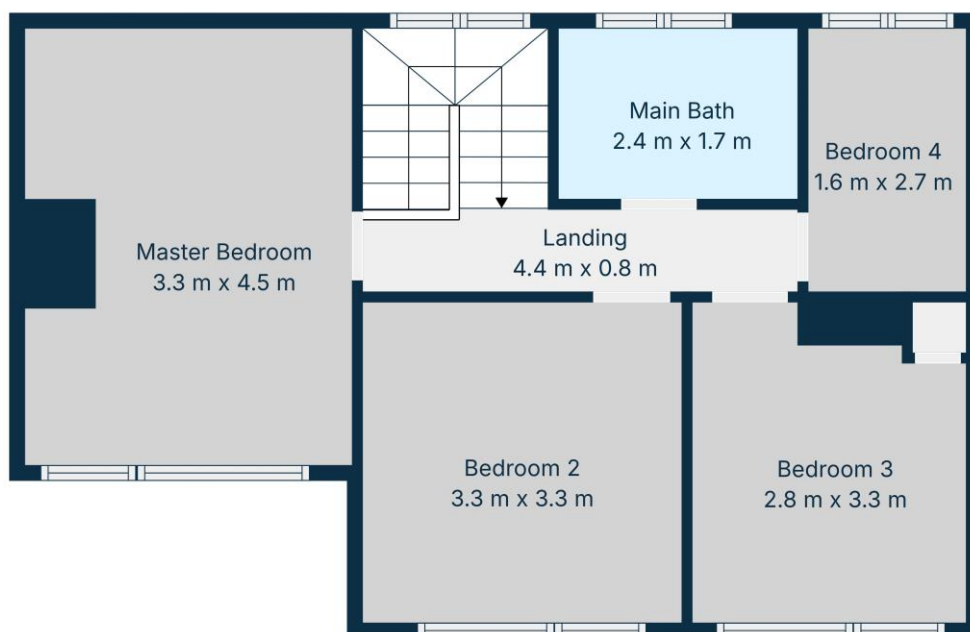
BER BER C2, BER No. 119403376





TOTAL: 107 m²
 1st floor: 54 m², 2nd floor: 53 m²
 EXCLUDED AREAS: PORCH: 3 m², WALLS: 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 107 m²
 1st floor: 54 m², 2nd floor: 53 m²
 EXCLUDED AREAS: PORCH: 3 m², WALLS: 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510