

FOR SALE

AMV: €350,000

File No. E365.CWM



Crefogue, Enniscorthy, Co. Wexford Y21 W5P8

- Well-presented detached two-storey family home extending to approx. 142 sq.m., set in the peaceful rural area of Crefogue.
- Ideally located just minutes from the vibrant town of Enniscorthy with excellent schools, shops and amenities nearby.
- Spacious and versatile accommodation including four bedrooms, a home office/fifth bedroom, and bright kitchen–dining space.
- Convenient access to the M11 Motorway providing easy commuting to Wexford, Gorey and Dublin.
- Accommodation comprises of a storm porch, entrance hallway, sitting room with back boiler, kitchen / dining room, utility room, ground floor fifth bedroom / playroom or home office. Upstairs a master bedroom en-suite, three bedrooms all with built in wardrobes and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Crefogue, Enniscorthy, Co. Wexford Y21 W5P8

Located in the rural setting of Crefogue yet just minutes from the vibrant market town of Enniscorthy, this well-presented detached two-storey family home offers the perfect balance of countryside tranquillity and town convenience. Extending to c. 142 sq.m. and built in 1995, the property occupies a highly desirable address close to the town centre while also benefiting from swift access to the M11 Motorway, making commuting to Wexford, Gorey and Dublin particularly convenient.

Accommodation is both spacious and well laid out, ideally suited to modern family living. The ground floor comprises a welcoming storm porch leading into a bright entrance hallway, a comfortable sitting room featuring a bay window and a solid fuel fireplace with back boiler, a well-proportioned kitchen / dining room with a bay window and sliding patio doors. There is a practical utility room. Also located on the ground floor is a versatile home office with sliding patio door which could equally serve as a playroom or a fifth bedroom. Upstairs the property offers four generous bedrooms including a master bedroom with en-suite, while the remaining bedrooms benefit from built-in wardrobes and are served by a well-appointed family bathroom.



The location is particularly attractive, positioned just a short drive from the heart of Enniscorthy, one of Wexford's most historic and thriving towns. Residents enjoy a wide range of amenities including excellent primary and secondary schools, supermarkets, cafés, restaurants, boutique shops and sporting facilities. The town is also home to landmarks such as Enniscorthy Castle and the National 1798 Rebellion Centre, while scenic riverside walks along the River Slaney add to the town's charm and appeal.

With its sought-after address, generous accommodation and excellent connectivity via the nearby M11 Motorway, this property represents an ideal opportunity for families seeking a spacious home in a peaceful setting while remaining close to all the amenities and conveniences that Enniscorthy has to offer.

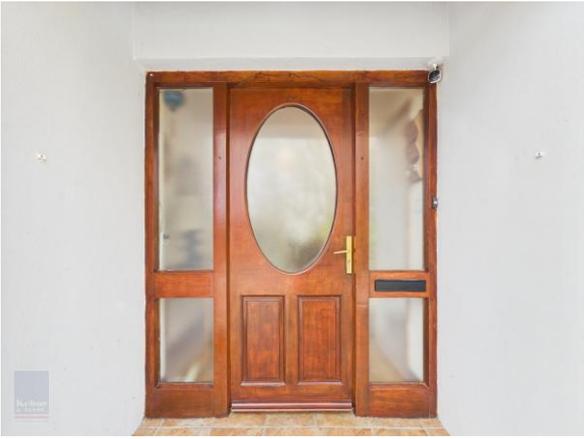
It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

Storm Porch	1.74m x 0.96m	Tiled flooring, Teak front door.
Entrance Hallway	6.61m x 1.95m	Solid maple flooring, radiator cover, coving and ceiling rose.
<i>Door leading through to:</i>		
Front Sitting Room	4.74m (max) x 4.15m	Solid timber floor, feature open fireplace with cast iron surround (back boiler system), tv points and electrical points. Dual aspect with bay window overlooking side gardens and large window overlooking front driveway, coving and ceiling rose.
<i>From Central Hallway, timber and glass door leading to:</i>		





ACCOMMODATION

Kitchen/Dining Room	6.83m x 3.85m	Tiled flooring, fully fitted solid timber kitchen, floor and eye level cabinets, ample worktop space and breakfast counter area, stainless steel sink with double drainer and tile splashback, induction hob with extractor fan overhead, double oven and space for microwave, integrated tall fridge Bosch dishwasher, coving and ceiling rose. Step up to timber laminate flooring with feature bay window overlooking front garden an driveway, sliding patio doors leading through to the south easterly side of the property and second rear garden.
Utility	3.87m x 1.56m	Tiled flooring, floor and eye level cabinetry, double drainer stainless steel sink, ample storage space, space for washing machine and dryer, interior oil fired burner and pedestrian door leading to south easterly side of the gardens

From Central Hallway:

Office/Ground Floor Bedroom 1	3.86m x 2.18m	Timber flooring, sliding patio doors leading through to rear garden.
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Solid timber mahogany carpeted staircase under arch with ample storage space under stairs leading to:





ACCOMMODATION

First Floor

Half Landing
Landing Space

3.13m x 3.17
(max)

With feature window overlooking rear garden. Stira access to attic and hot press with ample storage space.

Bedroom 2

3.85m x 2.76m

Scots pine timber flooring, built in wardrobes and vanity station, window overlooking rear garden.

Bedroom 3

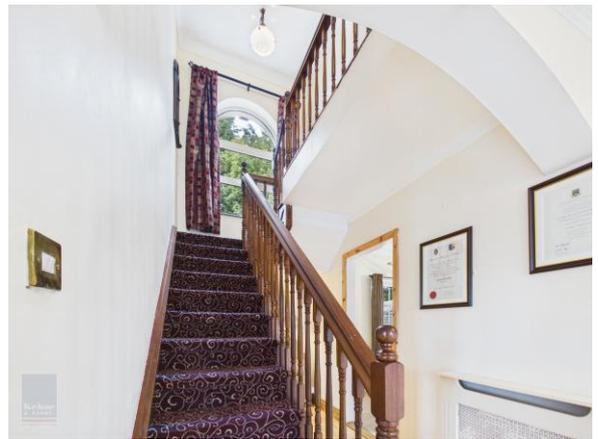
3.89m (max) x
2.93m

Scots pine timber flooring, built in wardrobes and drawer, window overlooking front garden.

Family Bathroom

2.57m x 1.76m

Vinyl flooring, floor to ceiling tile surround, bath with brass faucet with shower head and free-standing rainwater shower head overhead, w.h.b with mirror and lighting and w.c.





ACCOMMODATION

Bedroom 4	3.87m x 2.99m	Scots pine timber flooring, built in wardrobes, large window overlooking front driveway.
Master Bedroom	3.87m x 3.38m	Scots pine timber flooring with vanity station, large window overlooking rear gardens.
<i>Door leading to:</i> En suite	2.66m 1.10m	Vinyl flooring, half wall tiled surround, surrounding w.h.b with storage cabinetry underneath with mirror and lighting overhead, w.c, enclosed shower with vinyl surround, Triton T90z electric shower.

Total Floor Area: c. 142 sq.m / 1,528 sq.ft





Features

- Located minutes from Enniscorthy & the M11
- Detached two storey family home
- Four bedrooms, two bathrooms
- Extending to c. 142 sq.m
- Built in 1995

Outside

- Mature gardens with shelter tree lined boundary
- Site extending to c. 0.47 acres
- Tarmac driveway
- Gated entrance
- Several storage outbuildings

Services

- Private well
- Septic Tank
- OFCH with a back boiler
- Solar Thermal Panels
- Fibre Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21W5P8







Building Energy Rating (BER): D1 BER No. 117895623
Energy Performance Indicator: 237.94 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
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