

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballinahallen, Enniscorthy,
Co. Wexford,
Y21N5P5

BER D1

sherryfitz.ie



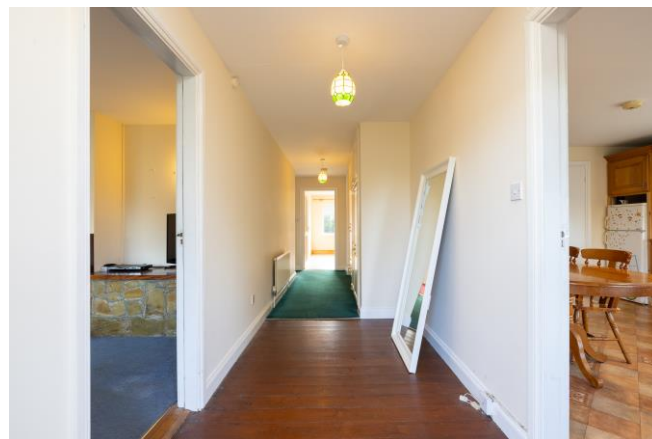
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Situated in the tranquil countryside of Ballinahallen, this well-presented four-bedroom (2 bath) home offers an excellent opportunity for comfortable family living. The property is in good condition throughout, with a bright and welcoming interior that includes four generously sized bedrooms, one of which features its own ensuite bathroom.

Set on a substantial site, the home is surrounded by a large, well-maintained lawn—ideal for families, gardening enthusiasts, or those simply seeking space and privacy. A tarmac driveway provides ample off-street parking and easy access to the property.

This home combines the charm of rural living with the practicality of a well-laid-out interior, all within easy reach of local amenities and the wider County Wexford area. It is an ideal choice for anyone looking to enjoy peaceful surroundings without compromising on space or comfort.

Viewing is highly recommended.



Accommodation

Entrance Hall 7.32 (24') m x 1.76 (5'9") m at widest point:
With laminate wood flooring, carpet flooring.

Sitting Room 3.76m x 4.79m (12'4" x 15'9"):
With carpet flooring, feature open fireplace and view over front garden.

Kitchen/Dining 4.87m x 3.88m (16' x 12'9"):
Lovely family kitchen with linoleum flooring, tile backsplash, fitted kitchen units, electric oven and hob, fridge freezer, door off to

Utility Room 1.95m x 3.90m (6'5" x 12'10"):
With linoleum flooring, fitted storage units, plumbed for washing machine and dryer. Door to garage

Bedroom 3 2.68m x 4.79m (8'10" x 15'9"):
With carpet flooring.

Bathroom 1.89 (6'2") m x 3.72 (12'2") m at widest point:
Family bathroom with tile flooring and walls, bath, WC, wash hand basin.

Master Bedroom 4.16 (13'8") m x 3.48 (11'5") m at widest point:
With carpet flooring, walk-in wardrobe.

Ensuite 1.96 (6'5") m x 1.87 (6'2") m at widest point:
With tile flooring and walls, shower, wash hand basin.

FIRST FLOOR

Landing 5.30 (17'5") m x 4.13 (13'7") m at widest point:
With laminate wood flooring.

Bedroom 2.25m x 3.91m (7'5" x 12'10"):
With solid wood flooring.

Bedroom 4.27m x 3.91m (14' x 12'10"):
With solid wood flooring.

Integrated garage.
Access from rear of house and utility room.





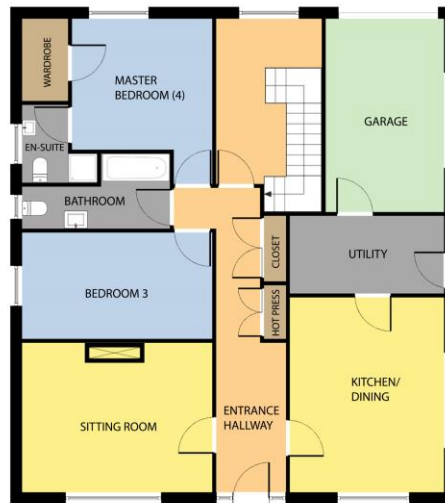
Special Features & Services

- Beautifully designed 4 bed family home ready for immediate occupation.
- Well proportioned rooms running to c.175 sq mts.
- Only minutes drive from Enniscorthy Town.
- Integrated garage.
- Excellent parking.
- Lovely edge of town setting.
- Lovely private gardens c .0.27 acres with patio area.
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- **Services**
- Private sewerage- septic tank is shared system between 4 homes- charge €100 per year.
- Mains water, oil fired central heating, fibre broadband available in the area.
- **Included in the sale**
Carpets, curtains, blinds, light fittings. electric oven & electric hob.

BER D1, BER No. 111095113



GROUND FLOOR



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FIRST FLOOR



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NEGOTIATOR

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

SOLICITOR

John A. Sinnott & Co
Solicitors
Market Square
Enniscorthy
Co Wexford

sherryfitz.ie

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