

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Dranagh,
Boolavogue,
Ferns,
Co. Wexford.Y21KN29

BER C3

sherryfitz.ie

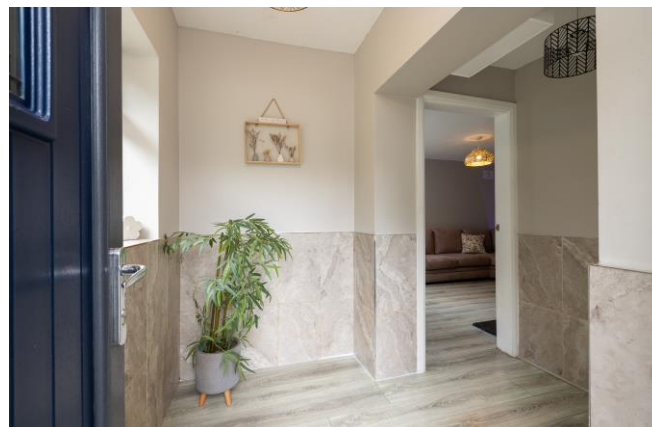


Dranagh truly is something special, tucked away in an idyllic countryside setting and being placed only 10 minutes away from the village of Ferns and only a short 15-minute drive to Enniscorthy. This character filled dwelling sitting on mature landscaped gardens offers the new resident a quite country residence with an emphasis on seclusion and privacy. The south facing garden and patio is ideally situated to provide a relaxing and sheltered escape. The appeal of this home which provides (120 sq m approx.) of living space with its simplistic layout is in walk-in condition.

On entrance to the welcoming hallway, immediately to the left lies the sitting room with the dining room to the right, leading to the kitchen and bathroom completes the accommodation on the ground floor. On the first floor are three bedrooms, one with ensuite and a dressing room.

A driveway leads to the front garden which has plenty of room for parking and is surrounded by mature hedging which provides wonderful sense of privacy. The expansive garden is laid out with lawn with the area being kept very simple in it's planting as not to distract from the stunning countryside views.

View and be impressed!



Accommodation

Entrance Hall 2.05 (6'9") m x 2.38 (7'10") m at widest point:
With laminate wood flooring, doors off to

Sitting Room 3.50 (11'6") m x 4.15 (13'7") m at widest point:
Lovely room with laminate wood flooring & feature open fireplace.

Dining Room 4.06m x 4.20m (13'4" x 13'9"): Light filled room with laminate wood flooring, feature fireplace with solid fuel stove, opening to

Kitchen 3.32m x 3.93m (10'11" x 12'11"): A beautiful modern kitchen with stylish tiling to floor and backslash, fitted kitchen units, electric oven, electric hob, & dishwasher.

Utility Room 1.18m x 1.66m (3'10" x 5'5"): With tile flooring, plumbed for washing machine and dryer.

Bathroom 2.17m x 1.67m (7'1" x 5'6"): With stylish dn modern fittings, tile flooring and walls, bath, WC & wash hand basin.

Rear Hallway 2.30m x 1.69m (7'7" x 5'7"): With tile flooring.

FIRST FLOOR

Landing 2.26 (7'5") m x 3.55 (11'8") m at widest point: With carpet flooring and doors off to

Bedroom 1 3.98 (13'1") m x 4.19 (13'9") m at widest point:
Double room with carpet flooring.

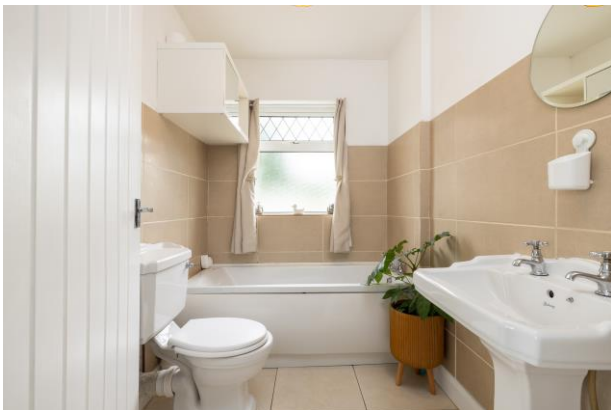
Bedroom 2 3.26 (10'8") m x 4.23 (13'11") m at widest point:
Double room with carpet flooring.

Master Bedroom 3.34 (10'11") m x 4.16 (13'8") m at widest point: Double room with carpet flooring & door to

En suite 1.16m x 1.56m
With shower, wc & whb. lovely tiling.

Office/Dressing Room 2.21m x 2.16m (7'3" x 7'1"): With carpet flooring, and built-in units.

Garden Shed 6.0 m x 4.0m





Special Features & Services

Spacious Accommodation of approx. 1296 sq ft.
Quite idyllic rural setting sitting on 0.64 acres.
Detached garage and garden shed.
3 large well-proportioned bedrooms & 2 bathrooms.
Upgraded and modernized in recent times.
In excellent condition.
Lovely patio and fenced in paddock.
Lovely countryside views.

Included in the sale

Carpets, blinds, electric oven, electric hob,
dishwasher & chicken coop.

Services:

Oil fired central heating.
Broadband available in the area.
Water to well on site.
Sewage to septic tank.

BER C3,



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.

COPYRIGHT: SHOWCASE IMAGES.EE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.EE



NEGOTIATOR

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

SOLICITOR

Collins Crowley Solicitors
28 Bridge Street
Citygate
Dublin 8
D08 Y03P

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