

FOR SALE

AMV: €245,000

File No. E145.BF



Brownswood, Enniscorthy, Co. Wexford

- Charming traditional stone cottage tucked away down a leafy lane in this much sought after residential area. Only 4 km from the historic town of Enniscorthy with an excellent array of amenities on offer including supermarkets, shops, boutiques, hotels, restaurants and café's.
- Built over 200 years ago this charming traditional natural stone cottage has been loving cared for and sympathetically renovated in recent years. It has been fitted with a new roof, wiring, plumbing, insulated concrete floors, oil fired central heating, vintage cast iron radiators, hardwood windows, traditional half doors, fitted kitchen and bathroom.
- The property is nicely tucked away from the public road on a mature site offering total privacy in the most tranquil setting. An idyllic holiday home or artists/musicians/writers paradise. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



Brownswood, Enniscorthy, Co. Wexford

Description: Charming traditional stone cottage tucked away down a leafy lane in this much sought after residential area. Only 4 km from the historic town of Enniscorthy with an excellent array of amenities on offer including supermarkets, shops, boutiques, hotels, restaurants and café's. Enniscorthy is an area steeped in history, the nearby Vinegar Hill was the scene of one of the most pivotal battles in Irish History during the 1798 Rebellion and the National 1798 Rebellion Centre is located in the town. Vinegar Hill is an excellent choice for an energetic hike offering the most rewarding spectacular views of the surrounding countryside. Access to the M11 is only 6km away and Wexford Town is 20.4km.

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The property is nicely tucked away from the public road and accessed by a lovely leafy laneway offering total privacy in the most tranquil setting. Surrounded by mature trees and hedging an absolute haven for wildlife. Nicely planted cottage style garden with pathway leading to the half door at the front. Exceptionally private courtyard to the rear with fabulous sunny aspect perfect for sunbathing and outdoor dining. Mature garden with fruit trees and ample space for a vegetable plot or kitchen garden. Boiler house/fuel store and garden shed.

This charming country cottage would make an idyllic holiday home or artists/musicians/writers paradise. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates on 053-9144393.



ACCOMMODATION

Ground Floor

Entrance Porch	1.38m x 1.58m	With traditional style half cottage door and wainscotting.
Entrance Hallway	2.00m x 1.46m	With exposed beams.
Kitchen	3.78m x 2.68m	With built-in floor and eye level units, electric cooker, washing, machine, fridge, Belfast sink, antique cast iron fireplace, storage press, exposed natural stone and brick wall and door to outside.
Sitting Room	3.83m x 3.78m	With original Inglenook fireplace exposed brick and stone, exposed beams, solid fuel stove, stairs to first floor and door to outside
Inner Lobby	2.71m x 1.00m	Exposed natural stone wall and part timber planned walls.
Bedroom 2	2.73m x 1.86m	With wainscotting.
Bathroom	2.95m x 2.66m	Traditional style cast iron roll top bath, tiled shower stall with electric shower, w.c., w.h.b. and exposed natural stone wall. Hotpress with dual immersion.

First Floor

Open Plan Living Room / Bedroom 3	3.78m x 3.94m	With exposed natural stone walls, RV sheeted ceiling, timber floor and door to:
Bedroom 1	3.91m x 2.73m	With exposed natural stone wall, RVs sheeted ceiling and timber floor.

Total Floor Area: c. 73.75 sq.m. (c. 784 sq.ft.)





Features

- Stunning country setting
- Charming traditional stone cottage
- Sympathetically renovated
- Convenient to Enniscorthy town

Outside

- Mature gardens c. 0.464 acres
- Sunny courtyard
- Fuel store/boiler house
- Garden Shed

Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH

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

DIRECTIONS: Eircode Y21K4P2



Approximate total area⁽¹⁾
43.6 m²

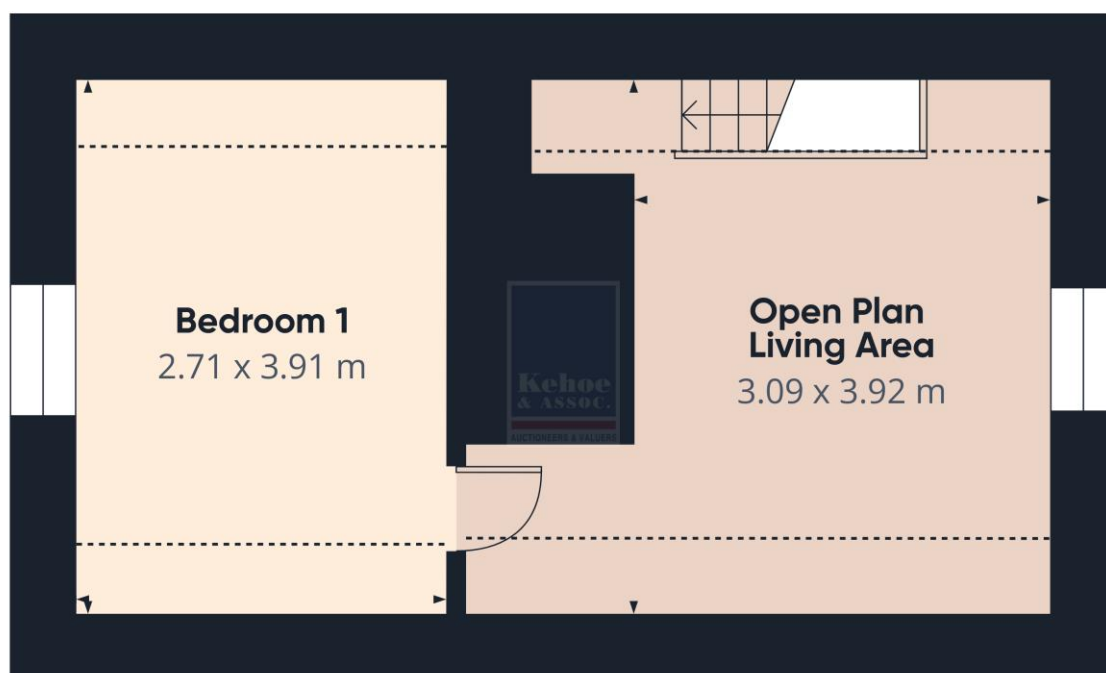
Reduced headroom
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
24.4 m²

Reduced headroom
6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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Building Energy Rating (BER): D1 BER No. 117686501
Energy Performance Indicator: 233.54 kWh/m²/yr

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

