

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 Berryfields, Ferns, Co.
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BER C1

sherryfitz.ie



Discover the epitome of country living with this charming detached house located in a picturesque village of Ferns, less than 10 minutes to the M11 motorway exit.

Boasting an impressive 160 square meters of living space, this property offers ample room for a growing family and is generously proportioned, offering the purchasers the opportunity to create a wonderful family home. On entrance to the hallway, immediately to the right lies a sitting room with inset stove which creates a cosy and relaxing atmosphere. To the rear of the dwelling is a kitchen/dining which leads to a sunroom and door to the garden. There is also a guest WC and utility on the ground floor. On the first floor are four bedrooms including the master bedroom with ensuite and a large family bathroom.

The property benefits from a private parking area, ensuring convenience for residents and guests alike. Step outside to the beautifully south facing rear garden which has been beautifully maintained, with trees and shrubs.

This delightful house presents a unique opportunity to embrace a peaceful village lifestyle while still being within easy reach of local amenities and transport links. Don't miss out on the chance to make this property your new home sweet home. Contact us today to arrange a viewing and experience the charm of this wonderful property for yourself.



Accommodation

Ground Floor

Entrance Hall 5.40m x 2.60m (17'9" x 8'6"): at widest point, tile flooring.

Siting Room 5.40m x 3.90m (17'9" x 12'10"): laminate wood flooring, recessed lighting, feature fireplace with inset stove, double doors to kitchen/dining

Kitchen/Dining Room 3.90m x 6.60m (12'10" x 21'8"): tile flooring, tile backsplash, fitted kitchen units, electric oven, electric hob, integrated fridge freezer, integrated dishwasher

Sun Room 4.08m x 3.80m (13'5" x 12'6"): At widest point, laminate wood flooring, doors to garden.

Utility Room 3.60m x 1.90m (11'10" x 6'3"): tile flooring, fitted storage units, plumbed for washing machine and dryer

Guest WC 1.70m x 1.40m (5'7" x 4'7"): tile flooring and walls, WC, wash hand basin.

First Floor

Landing 2.00m x 4.10m (6'7" x 13'5"): At widest point, carpet wood flooring

Master Bedroom 3.60m x 4.00m (11'10" x 13'1"): Carpet flooring

En-Suite 2.75m x 1.30m (9' x 4'3"): tile flooring and shower, shower, WC, wash hand basin

Bedroom 1 4.60m x 2.70m (15'1" x 8'10"): At widest point, carpet flooring.

Bedroom 2 3.60m x 3.80m (11'10" x 12'6"): carpet flooring, inbuilt wardrobes

Bedroom 3 3.60m x 3.10m (11'10" x 10'2"): carpet flooring, in-built wardrobes

Bathroom 2.40m x 2.40m (7'10" x 7'10"): tile flooring and bath, bath, WC, wash hand basin.



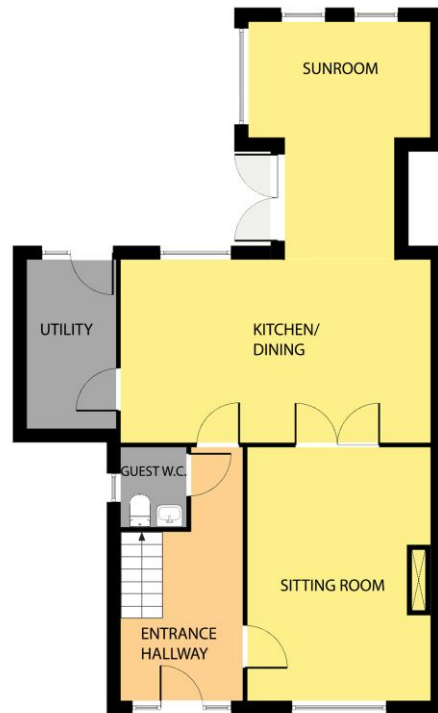


Special Features & Services

- Beautiful property internally and externally,
- Built in 2007
- Extended family home with four large bedrooms, second reception room/office & detached garage.
- Superb location in Ferns town, 17km to Gorey town centre and 9km to M11
- Walk-in condition.
- Located in small cul de sac.
- Services
- Mains water, mains sewerage, fibre broadband available in area.



GROUND 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.

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Directions

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FIRST FLOOR





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