

For Sale

Asking Price: €160,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tomgarrow,
Ballycarney,
Enniscorthy, Co. Wexford,
Y21 E8N7



sherryfitz.ie



'Tomgarrow' is a quaint countryside cottage located on the outskirts of the picturesque village of Ballycarney. Conveniently located between Bunclody and Enniscorthy towns and within 11 km of the M11 giving easy access to commuting options.

Set on large gardens, this charming home will appeal to buyers looking for a property that has a simplistic layout and is ready for the new owner to put their stamp on it. On entering the welcoming porch, in traditional cottage style, immediately to the right lies the sitting room with open fireplace. and leads to the kitchen to the rear.

Down the hall is a dining room and the first of three bedrooms. A utility and bathroom complete the accommodation on the ground floor. On the first floor are two bedrooms.

Outside there is a large, detached garage. This space could be used for a multitude of uses and seriously enhances the properties potential. The site is surrounded by large mature trees and provides a quiet and private space with beautiful rural views.

Viewing is a must for someone looking for a quiet countryside residence with lots of charm and possibilities.



Accommodation

Entrance porch 2.03m x 3.24m (6'8" x 10'8"): tile flooring, timber cladding to walls, timber clad ceiling

Living Room 3.95m x 3.38m (13' x 11'1"): tile and carpet flooring, timber cladding to walls, exposed timber beams, feature open fireplace.

Dinning Room (4.35m x 4.09m ((14'3" x 13'5")): carpet flooring, timber cladding to walls

Kitchen 5.55m x 1.99m (18'3" x 6'6"):

Bathroom 1.83m x 2.74m (6' x 9'): tile flooring, PVC cladding to walls, shower, WC, wash hand basin

Utility Room 2.49m x 3.99m (8'2" x 13'1"): tile flooring, fitted storage unit, plumbed for washing machine and dryer.

Bedroom 1 3.00m x 3.86m (9'10" x 12'8"):

First Floor

Landing 1.35 (4'5") m x 1.80 (5'11") m at widest point: carpet flooring

Bedroom 2 3.91m x 3.37m (12'10" x 11'1"): carpet flooring

Bedroom 3 3.91 (12'10") m x 4.27 (14') m at widest point: carpet flooring





Special Features & Services

- Country cottage residence on c 0.4 acres approx.
- Extending 84 m sq plus detached garage of 36 m sq approx.
- Would benefit from some upgrading.
- The house has been vacant since 29th January 2022

Services

Water to swell on site, and sewage to septic tank on site.

BER G, BER No. 831





GROUND FLOOR



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FIRST FLOOR



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