

For Sale

Asking Price: €470,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballybeg,
Ferns,
Co. Wexford
Y21 TR66

BER C2

sherryfitz.ie

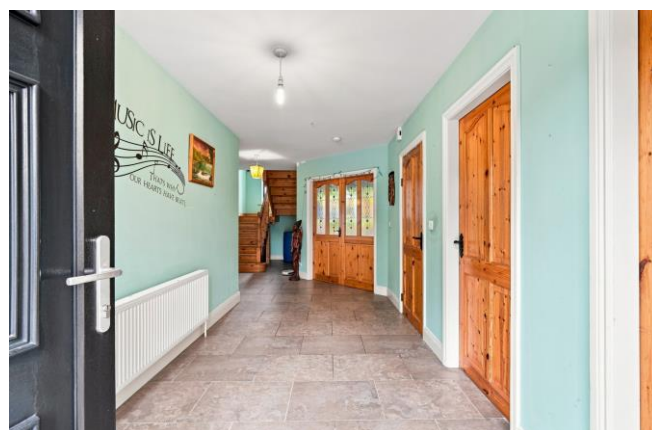


Beautiful six-bedroom home in a stunning location in the Wexford countryside close to the Wicklow border. Placed just 5km north of Ferns village and with ease of access to the M11, as well as being approx. 9km from Carnew town and approx. 15km to Gorey town.

Extremely impressive home of lovely proportions extending to approximately 264 sqm (c2,842 sq.ft.) standing on c.0.49 acres. On entry you are welcomed to the tiled floored reception hall, to the left lies an extremely well-proportioned sitting room with a feature inset stove fireplace. The open plan kitchen/living/dining area is bright and spacious with its expansive windows to further enhance the light in this beautiful space. Double doors from the dining room provide easy access to the south-west facing decking and the opportunity for alfresco dining. Also situate on the ground floor are the utility, bathroom and two spacious bedrooms. On the first floor are a further three bedrooms, including the master bedroom with ensuite, bathroom and walk in closet.

Outside the property is approached by a sweeping driveway which leads to the front and side of the house. The front garden and driveway border have been landscaped with a variety of mature shrubs and trees and there are expansive front and rear gardens and lawns!

Viewing is highly recommended to really appreciate everything this stunning modern home has to offer.



Accommodation

Ground Floor

Entrance 2.3m x 3.9m (7'7" x 12'10"): tiled flooring.

Sitting Room 4.7m x 5.4m (15'5" x 17'9"): wood flooring and feature inset stove fireplace.

Kitchen Area 3.1m x 5.2m (10'2" x 17'1"): tiled flooring, fully fitted kitchen.

Family Area 4.2m x 5.2m (13'9" x 17'1"): tiled flooring, feature inset stove fireplace.

Dining Area 3.8m x 4.0m (12'6" x 13'1"): tiled flooring

Utility Room 3.0m x 3.1m (9'10" x 10'2"): tiled flooring, built-in storage.

Bathroom 2.6m x 2.5m (8'6" x 8'2"): tiled floor and partially tiled walls, shower, w.c. and wash hand basin

Bedroom 5 5.7m x 4.0m (18'8" x 13'1"): wood floor and built-in shelving.

Bedroom 6 3.5m x 3.6m (11'6" x 11'10"): wood flooring.

Hall 2.3m x 5.2m (7'7" x 17'1"): tiled flooring

Storage 1.5m x 1.1m (4'11" x 3'7"):

First Floor

Landing 5.0m x 3.6m (16'5" x 11'10"): carpet flooring.

Bedroom 2 5.7m x 4.4m (18'8" x 14'5"): carpet flooring.

Bedroom 3 3.5m x 4.5m (11'6" x 14'9"): carpet flooring.

Bedroom 4/office 3.5m x 2.7m (11'6" x 8'10"): carpet flooring.

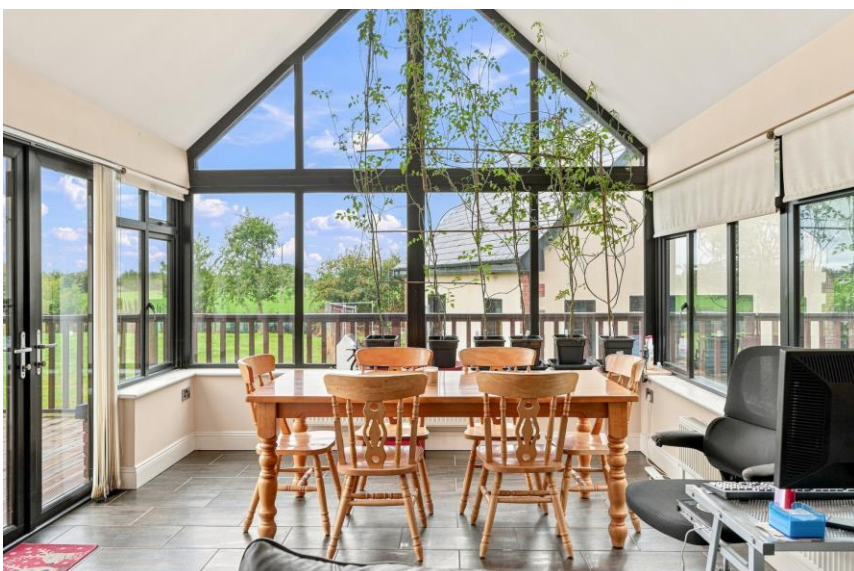
Master Bedroom 5.7m x 5.4m (18'8" x 17'9"): carpet flooring.

Ensuite 3.0m x 1.6m (9'10" x 5'3"): tiled flooring and partially tiled walls, shower, w.c. and wash hand basin.

Walk in close 1.5m x 4.2m (4'11" x 13'9"): carpet flooring.

Hot Press 1.0m x 1.1m (3'3" x 3'7"):

Bathroom 3.5m x 3.7m (11'6" x 12'2"): tiled flooring, partially tiled walls, bath, w.c. and wash hand basin.





Special Features & Services

- Beautiful Countryside setting.
- Ideal location only approximately 5km from Ferns and Camolin Village.
- Excellent 6-bedroom home.
- Spacious accommodation.
- c.0.49-acre site.
- Lovely condition throughout.
- Southwest facing rear garden.
- Garage.







Directions
Y21TR66





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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 familiarize yourself with these general conditions.
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