

# For Sale

Asking Price: €395,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Figh na Leigh,  
Kilbride, The Ballagh,  
Enniscorthy,  
Co. Wexford, Y21 XW25

**BER** B3

[sherryfitz.ie](http://sherryfitz.ie)



Set in the peaceful countryside of County Wexford, Figh na Leigh is a beautifully presented 5-bedroom detached home offering 217.1 sq m of generous, well-designed living space.

Perfectly maintained and in walk-in condition, this superb property combines the charm of rural living with modern comfort and functionality while also having the benefit of the being just 10 minutes from Exit 25 off the M11 motorway.

Approached via a gravel driveway, the property boasts a large, mature front garden, offering both privacy and a picturesque setting. Inside, the home is thoughtfully laid out, with bright, spacious rooms throughout. The versatile accommodation is ideal for growing families, remote working, or those simply seeking extra space.

The property also includes a detached garage, providing ample storage or workshop potential. Ballaghkeen village is approx. 1.5 kms away while Enniscorthy town is 9.5kms approx.

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## Accommodation

**Entrance Hall** 4.80 x 3.16m (15'9" x 10'4")m at widest point:  
tile flooring

**Sitting Room** 5.31m x 4.20m (17'5" x 13'9")m at widest point:  
carpet flooring, feature fireplace with solid fuel stove

**Kitchen/Dining** 3.40m x 7.50m (11'2" x 24'7"):  
tile flooring and backsplash, fitted kitchen units, electric oven,  
electric hob, integrated fridge freezer, integrated dishwasher

**Sunroom** 3.80m x 3.90m (12'6" x 12'10") at widest point:  
tile flooring, double doors to rear garden, timber clad vaulted  
ceiling

**Utility Room** 2.10m x 2.85m (6'11" x 9'4")  
tile flooring: plumbed for washing machine and dryer, fitted  
storage units

**Master Bedroom** 4.16m x 4.20m (13'8" x 13'9") at widest point:  
solid wood flooring

**Ensuite** 1.05m x 3.00m (3'5" x 9'10"):  
tile flooring and walls, shower, WC, wash hand basin

**Bedroom 1** 2.90m x 2.20m (9'6" x 7'3"):  
carpet flooring

**Bedroom 2** 2.90m x 3.15m (9'6" x 10'4"):  
solid wood flooring

**Bedroom 3** 3.40m x 4.20m (11'2" x 13'9"):  
solid wood flooring

**Bathroom** 3.40m x 2.45m (11'2" x 8'):  
tile flooring and walls, corner jacuzzi bath, shower, WC, wash  
hand basin

## FIRST FLOOR

**Bedroom 5** 5.24m x 4.83m (17'2" x 15'10") at widest point:  
carpet flooring

**Office/Study** 5.24m x 5.92m (17'2" x 19'5") at widest point:  
carpet flooring

**Bathroom** 2.63m x 1.83m (8'8" x 6'):  
tile flooring and walls, shower, WC, wash hand basin





### Special Features & Services

- Excellent location, just a few minutes from Ballaghkeen Village.
- B3 Ber rating.
- Five bedroom with office/study.

**BER** B3



## GROUND FLOOR



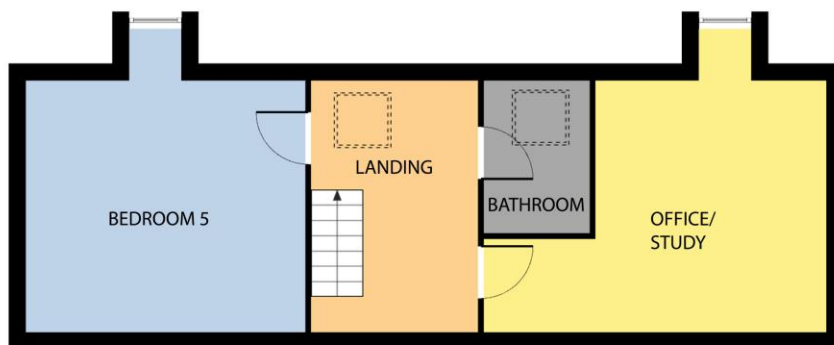
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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

Y21 XW25

## FIRST FLOOR





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**NEGOTIATOR**

Sherry FitzGerald O'Leary  
Kinsella  
11 Slaney Street, Enniscorthy, Co  
Wexford  
T: 053 92 37322  
E: [sfol@wexproperty.ie](mailto:sfol@wexproperty.ie)

**SOLICITOR**

Ensor O'Connor Solicitors  
Melrose House  
Westgate  
Wexford  
Y35AK76

[sherryfitz.ie](http://sherryfitz.ie)

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