

For Sale

Asking Price: €475,000

**Sherry
FitzGerald**
O'Leary Kinsella



Ballinacur, Crann, Bree,
Enniscorthy, Co. Wexford,
Y21 A348

BER C2

sherryfitz.ie



Immaculately presented, this delightful detached house is set in the serene countryside with outstanding rural views, providing the perfect blend of space, style, and serenity, a tranquil escape from urban life.

Offering a generous 204 square meters of living space, this property comprises a large kitchen/dining room with sun room off, a downstairs study/5th bedroom, living room and guest W.C. On the first floor are four spacious bedrooms (two en-suite) and a family bathroom. Every room is bright and generously proportioned, with large windows framing stunning views of the surrounding landscape.

There is a large detached garage offering an external gym/games room area and storage solution. Positioned on a substantial 0.66 acre plot, the property boasts ample outdoor space for relaxation and leisure activities. It features a beautifully landscaped garden, providing a peaceful and private setting ideal for both family life and entertaining. With its pristine condition and spacious layout, this residence epitomizes country living at its finest.

Contact us today to schedule a viewing and discover the peaceful charm of rural living.



Accommodation

Entrance Hall 3.90m x 3.00m (12'10" x 9'10"): at widest point, solid wood flooring.

Sitting Room 5.90m x 4.20m (19'4" x 13'9"): at widest point, solid wood flooring, feature open fireplace, feature bay window

Kitchen/Dining Room 3.90m x 8.50m (12'10" x 27'11"): kitchen: tile flooring and backsplash, fitted kitchen units, electric double oven, gas hob, integrated dishwasher, integrated fridge freezer, breakfast bar, dining: solid wood flooring, opening to sunroom.

Sun Room 3.60m x 3.60m (11'10" x 11'10"): At widest point, solid wood flooring, double doors to rear garden.

Utility Room 3.90m x 2.90m (12'10" x 9'6"): At widest point, tile flooring, fitted storage units, plumbed for washing machine and dryer.

W.C. 2.10m x 1.90m (6'11" x 6'3"): At widest point, tile flooring and shower, shower, WC, wash hand basin

Playroom/Study/Office 3.90m x 4.10m (12'10" x 13'5"): solid wood flooring

First Floor

Landing 5.10m x 3.20m (16'9" x 10'6"): at widest point, carpet flooring

Master Bedroom 3.90m x 4.20m (12'10" x 13'9"): at widest point, carpet flooring, walk-in wardrobe

En-Suite 1.30m x 2.05m (4'3" x 6'9"): at widest point, tile flooring and walls, shower, WC, wash hand basin

Bedroom 1 3.70m x 4.20m (12'2" x 13'9"): carpet flooring, in-built wardrobes

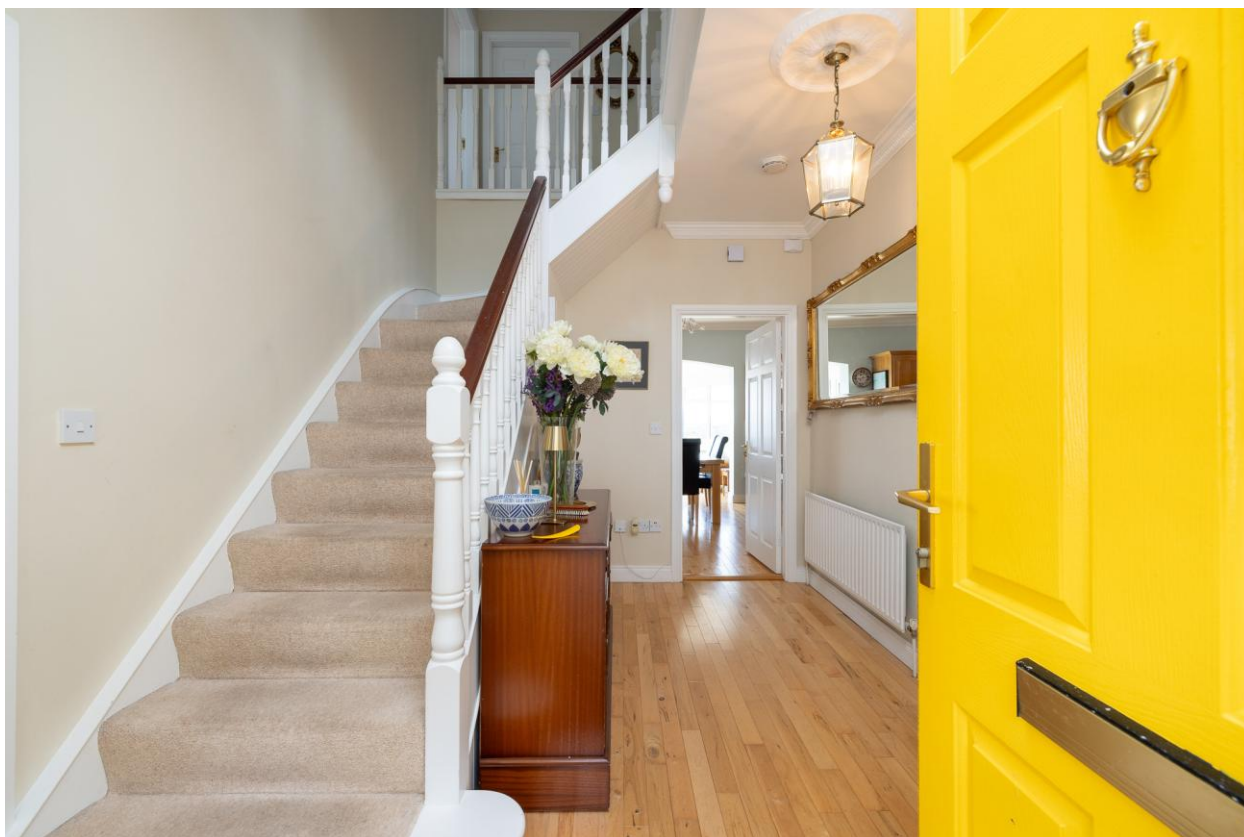
Bedroom 2 3.90m x 3.90m (12'10" x 12'10"): at widest point, carpet flooring, walk-in wardrobe.

Bedroom 3 3.90m x 3.90m (12'10" x 12'10"): at widest point, carpet flooring

En-Suite 0.90m x 2.40m (2'11" x 7'10"): tile flooring and walls, shower, WC, wash hand basin

Bathroom 2.70m x 2.70m (8'10" x 8'10"): tile flooring and walls, bath, shower, WC, wash hand basin





Special Features & Services

- Generous 4-bedroom home (approx. 2204 sq.ft.) in immaculate condition, ready for immediate occupancy.
- Stunning countryside views from every angle, offering peace and privacy in a beautiful rural setting.
- Beautifully landscaped garden, ideal for relaxing, entertaining, and enjoying the outdoors.
- Two en-suite bedrooms.

Services:

- OFCH, private water, private sewerage.





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 A348

FIRST FLOOR



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