

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Leary Kinsella



Woodlands, Caim,
Enniscorthy, Co. Wexford,
Y21C6X5

BER E1

sherryfitz.ie



Located in the picturesque countryside, this charming detached cottage offers a peaceful retreat for those seeking a rural lifestyle, just 6kms from Enniscorthy town.

With a generous 72 square meters of living space, this property boasts three bedrooms and a well proportioned sitting room, perfect for family gatherings or entertaining guests. The master bedroom is off the sitting room while to the rear lies kitchen/dining room and a bathroom. To the left are two bedrooms.

The property sits on a sizeable plot of 0.54 acres approx, providing ample outdoor space for gardening or enjoying the tranquil surroundings. The well-maintained garden adds to the property's charm, offering a peaceful oasis to relax and unwind. This idyllic cottage is ideal for those looking for a cosy countryside escape while still being within easy reach of local amenities. Don't miss out on the opportunity to make this delightful rural retreat your own. Contact us today to arrange a viewing.

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Accommodation

Entrance Hall 2.12m x 0.96m (6'11" x 3'2"):

Tile flooring

Sitting Room 4.58m x 3.41m (15' x 11'2"):

solid wood flooring, feature open fireplace with solid fuel stove)

Kitchen/Dining Room 3.63m x 4.07m (11'11" x 13'4"):

tile flooring, fitted kitchen units, electric hob and oven, fridge freezer, door to rear garden

Master Bedroom 4.56m x 3.08m (15' x 10'1"):

solid wood flooring, feature open fireplace

Bedroom 1 2.03m x 2.59m (6'8" x 8'6"):

Bedroom 2 2.42m x 3.66m (7'11" x 12'):

Bathroom 2.62m x 2.47m (8'7" x 8'1"):

tile flooring and walls, shower, WC, wash hand basin





Special Features & Services

- Three bedroom detached dwelling c. 773sqft approx.
- Quiet countryside location
- Only 6km from Enniscorthy town centre

BER BER E1



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 C6X5





NEGOTIATOR

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