



Ballybawn, Rathnure, Enniscorthy, Co. Wexford

Y21VC56

Guide Price: €495,000



5



3



Sq m
223.0

BER C2

DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

Welcome to Ballybawn, Rathnure, Enniscorthy, Co. Wexford

Ideally located just 2km from Rathnure village and 18km from the vibrant towns of Enniscorthy and New Ross, this truly impressive five-bedroom dormer-style residence combines modern comfort with countryside charm.

Set on an elevated 0.84-acre site, the property enjoys breathtaking panoramic views of the surrounding landscape, offering a sense of peace and privacy that is hard to match.

Presented in excellent condition throughout, this exceptional home seamlessly blends space, style, and serenity—the perfect choice for those seeking a tranquil rural lifestyle without compromising on quality or convenience.

ACCOMMODATION

Entrance Hall 4.82m x 8.64m (15'10" x 28'4").

Step into a bright and spacious hallway, beautifully illuminated by natural light from the glass-panelled adjoining door and a feature window at the end of the hall. The space is finished with elegant solid wood flooring, creating a warm and welcoming first impression.

Living Room 4.82m x 5.52m (15'10" x 18'1").

A bright and generously proportioned space featuring dual-aspect windows that fill the room with natural light. The solid wood flooring adds warmth and character, while the open fireplace with a timber surround and marble hearth provides a charming focal point—perfect for relaxing or entertaining in comfort and style.

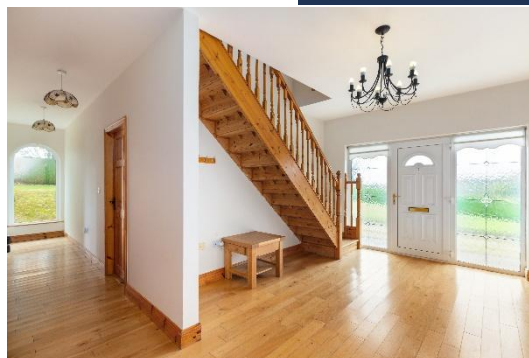
Kitchen / Dining Room 3.59m x 6.85m (11'9" x 22'6").

A bright and inviting space featuring a solid pine kitchen with built-in appliances, black laminate countertops, and a tiled splashback for a classic finish. The tiled flooring ensures durability and easy maintenance. Two large rear windows frame stunning views of the rolling hills, while a patio door to the side provides convenient outdoor access perfect for dining or entertaining with a view.

Utility Room 2.72m x 1.77m (8'11" x 5'10").

Practical and well-appointed, this utility room features tiled flooring and solid pine units for storage. It is plumbed for a washing machine and includes a sink for added convenience, with a door leading to the rear, providing easy access to the garden or outdoor space.

Bathroom 3.59m x 2.01m (11'9" x 6'7"). Well-designed and functional, this bathroom features tiled floors and partially tiled walls for a clean, contemporary finish. It includes a bath, wash hand basin, WC, and separate shower, offering both style and practicality.





Bedroom 1 / Master Bedroom 3.70m x 5.23m (12'2" x 17'2").

A spacious and bright bedroom featuring solid wood flooring and a striking curved window to the front, allowing abundant natural light to fill the room and creating a charming focal point.

En-suite 1.55m x 1.83m (5'1" x 6').

A fully tiled en-suite featuring a modern electric corner shower, WC, and wash hand basin, combining style and functionality for added comfort and convenience.



Bedroom 2 / Office 3.59m x 3.33m (11'9" x 10'11").

Versatile and bright, this room features solid wood flooring and a rear-facing window that fills the space with natural light. Ideal as a bedroom or home office, it offers wonderful views of the surrounding countryside, creating an inspiring and peaceful workspace.

Landing 5.92m x 4.18m (19'5" x 13'9").

A spacious and inviting landing with solid wood flooring, offering a generous area to sit and relax. The feature window provides fantastic views of the surrounding countryside, making this a bright and enjoyable space to pause and take in the scenery.



Bedroom 3 6.23m x 5.69m (20'5" x 18'8").

An exceptionally spacious room that could easily serve as a master bedroom. Featuring a dual-aspect layout, it is filled with natural light and offers access to eaves storage.



Bedroom 4 3.24m x 5.52m (10'8" x 18'1").

A bright and spacious bedroom with solid wood flooring and a dual-aspect layout that allows plenty of natural light. The room also provides access to eaves storage.

Bedroom 5 2.89m x 6.71m (9'6" x 22').

A well-appointed bedroom featuring solid wood flooring, a side window and a rear Velux window that fill the room with natural light.

Bathroom 2.45m x 2.84m (8' x 9'4").

A well-equipped family bathroom featuring tiled floors, a bath, wash hand basin, WC, and a separate shower.



BER DETAILS

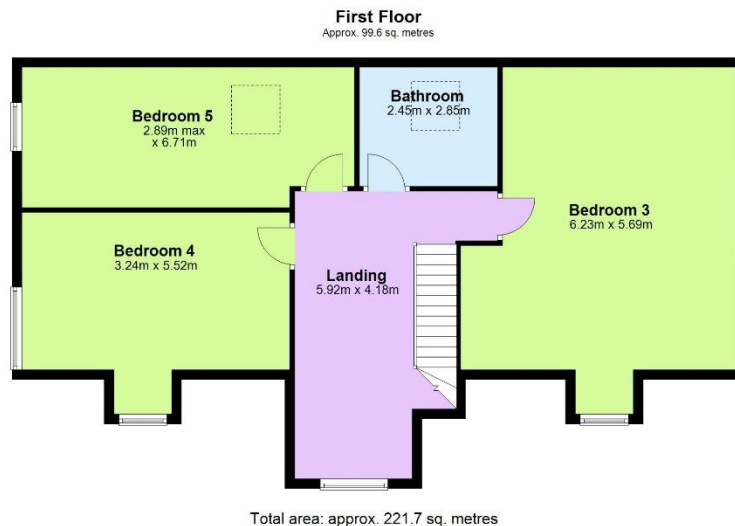
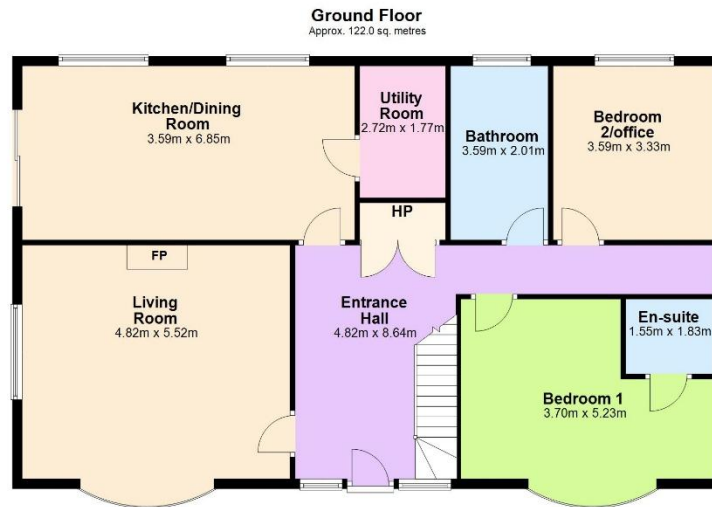
BER: C2

BER No: 106154321

Energy Performance Indicator: 188.11 kWh/m²/yr
kWh/m²/yr

GUIDE PRICE

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FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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