

# For Sale

Asking Price: €475,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Oaklands, Moyne Middle,  
Enniscorthy, Co. Wexford,  
Y21 F6F7

**BER** C2

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



Sherry FitzGerald O'Leary Kinsella are proud to present to the market this stunning five-bedroom detached dwelling situated on 0.42 hectares (1.04 acres) approx.

Located in the beautiful Wexford countryside and still only minutes from Enniscorthy town centre, this well-maintained property will make a great family home.

Boasting a generous 206 sq. m approx. of living space, this property is ideal for families looking for tranquility and space. There is an abundance of living accommodation with a large sitting room, a sunroom, a kitchen/dining room, a utility, a guest wc and the first of five bedrooms. On the first floor, there are four well-proportioned bedrooms including the master bedroom with walk-in wardrobe and ensuite and family bathroom.

The property is ready and waiting for the new owners and is on a beautiful private site with mature trees and hedging on its boundaries. It offers ample outdoor space for gardening and recreation. A cobble drive provides access to the front and rear of the property, while the large south facing rear garden offers an abundance of potential.

Enniscorthy town is on your doorstep where there is a host of amenities while the M11 motorway exit is approx. an 8 minute drive away.

Don't miss this opportunity to own a truly exceptional property in a sought-after rural location on the edge of Enniscorthy town.



## Accommodation

**Entrance Hall** 5.45m x 2.95m (17'11" x 9'8"): at widest point, laminate wood flooring

**Sitting Room** 6.70m x 3.96m (22' x 13'): at widest point, solid wood flooring, feature fireplace with solid fuel stove, feature bay window, double doors to sunroom

**Sunroom** 3.36m x 3.76m (11' x 12'4"): tile flooring, sliding doors to rear garden

**Kitchen/Dining Room** 8.38m x 4.56m (27'6" x 15'): at widest point, tile flooring and backsplash, fitted kitchen units with breakfast bar, gas hob, electric oven, dishwasher, American style fridge freezer, feature bay window

**Utility Room** 3.35m x 2.13m (11' x 7'): tile flooring, fitted storage shelves, plumbed for washing machine and dryer

**Bedroom 5/Office/Study** 4.22m x 3.61m (13'10" x 11'10"): at widest point, carpet flooring

**Ensuite** 3.35m x 1.07m (11' x 3'6"): tile flooring and walls, shower, WC, wash hand basin

**Guest W.C.** 1.37m x 1.73m (4'6" x 5'8"): laminate wood flooring, WC, wash hand basin

## FIRST FLOOR

**Landing** 5.09m x 2.95m (16'8" x 9'8"): carpet flooring

**Master Bedroom** 4.25m x 4.02m (13'11" x 13'2"): at widest point, carpet flooring, timber paneling to wall, walk-in wardrobe

**En-Suite** 1.98m x 2.18m (6'6" x 7'2"): tile flooring and walls, shower, WC, wash hand basin.

**Bedroom 2** 2.13m x 3.96m (7' x 13'): solid wood flooring

**Bedroom 3** 3.88m x 3.96m (12'9" x 13'): carpet flooring

**Bedroom 4** 4.01m x 3.97m (13'2" x 13'): solid wood flooring, in-built wardrobes

**Bathroom** 3.40m x 2.95m (11'2" x 9'8"): W.C., W.H.B., bath,





### Special Features & Services

- Minutes from Enniscorthy town in a rural setting.
- 5th bedroom with en-suite on the ground floor.
- Useful rear sheds.
- Sunroom.

#### Services:

- Mains water, private sewerage, fibre broadband available in the area.

**BER** C2



## 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

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## FIRST FLOOR





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