



**Kelduf House, Ballyboy,  
Ferns, Enniscorthy, Co.  
Wexford Y21FR83**

Asking Price: €449,000



## DESCRIPTION

Nestled within the tranquil embrace of a rural landscape lies a gem of architectural elegance: a property that embodies the essence of comfort, space, and serenity. Tucked away in a small development of only three homes, constructed in c. 2004, this residence stands as a testament to refined living amidst nature's embrace.

As one approaches the property, a sturdy hardcore driveway meanders through the verdant surroundings, offering a prelude to the tranquillity that awaits within. Surrounded by lush lawns that stretch across a generous acre, the home exudes a sense of timeless charm.

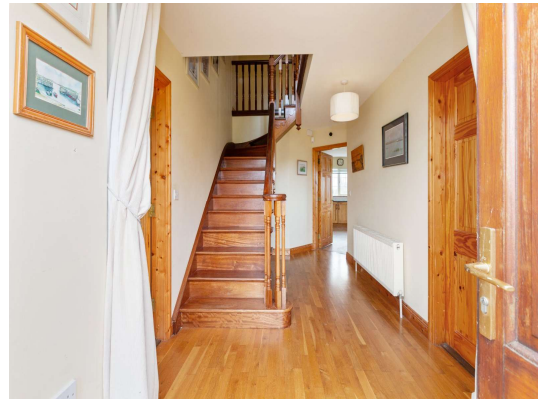
Upon arrival, one is greeted by a sight of undeniable allure. The house, standing proudly against the backdrop of nature's canvas, presents itself in excellent condition, a testament to meticulous care and attention to detail.

Crossing the threshold reveals a space bathed in natural light, where every corner beckons with the promise of comfort and sophistication. The interior, adorned in a neutral palette, serves as a canvas for the imagination, offering a harmonious blend of elegance and simplicity. Each room unfolds seamlessly into the next, creating an ambiance of effortless grace and refinement.

Ground floor briefly comprises of two reception rooms, kitchen/dining room, large utility room, 5th bedroom presently used as an office and ensuite. First floor has a further 4 bedrooms, 1 ensuite, and family bathroom, with all rooms having built in storage space. The attic space has been converted into two rooms, a versatile space that offers boundless opportunities for storage or recreation.

Outside, the allure of the property extends beyond the walls of the house. The sprawling lawns and decking area invite leisurely strolls and outdoor gatherings.

In this rural haven, amidst the embrace of nature and the comforts of home, one discovers a refuge from the hustle and bustle of the modern world—a place where every moment is infused with peace, beauty, and the simple joys of life.



**SERVICES:** Private Well Water & OFCH



## FEATURES

- Garden Sheds
- House Fully insulated.
- Fully monitored alarm system
- C. 1 acre of garden
- Attic Rooms
- Fibre Broadband
- Gas Hob & Oven
- Dual Back Boiler Stove
- C. 7km to Ferns; 9km to Bunclody; 15km to Enniscorthy; 24km to Gorey; close to M11 for commuters.

## ACCOMMODATION

### Ground Floor

**Entrance Porch** 1.18m x 1.94m (3'10" x 6'4").

**Entrance Hallway** 3.65m x 2.34m (12' x 7'8"). Solid Oak Junkers flooring. Solid Teak Staircase off.

**Living Room** 4m x 4.45m (13'1" x 14'7"). Fireplace with marble base and solid fuel stove. Solid Oak Junkers flooring.

**Sitting Room** 4.54m x 4.47m (14'11" x 14'8"). Fireplace with marble base and solid fuel stove. Solid Oak Junkers flooring

**Kitchen/Dining Room** 4.43m x 5.23m (14'6" x 17'2").

**Utility Room** 4.51m x 3.76m (14'10" x 12'4").

**Bedroom 5 / Office** 3.89m x 2.46m (12'9" x 8'1").

**Guest WC & Shower Room** 2.89m x 1.88m (9'6" x 6'2").

### First Floor

**Bedroom 1** 3.68m x 4.48m (12'11" x 14'8").

**Ensuite Bathroom** 1.33m x 2.10m (4'4" x 6'11").

**Walk in Wardrobe** 0.56m x 2.35m (1'10" x 7'9").

**Bedroom 2** 3.74m x 4.53m (12'3" x 14'10"). With Walk in Wardrobe

**Bedroom 3** 3.26m x 3.53m (10'8" x 11'7"). With Walk in Wardrobe

**Bathroom** 2.12m x 4m (6'11" x 13'1"). Bath & Shower.

**Bedroom 4** 3.26m x 3.92m (10'8" x 12'10"). With Walk in Wardrobe

### Second Floor

**Attic Room 1** 3.96m x 6.78m (13' x 22'3").

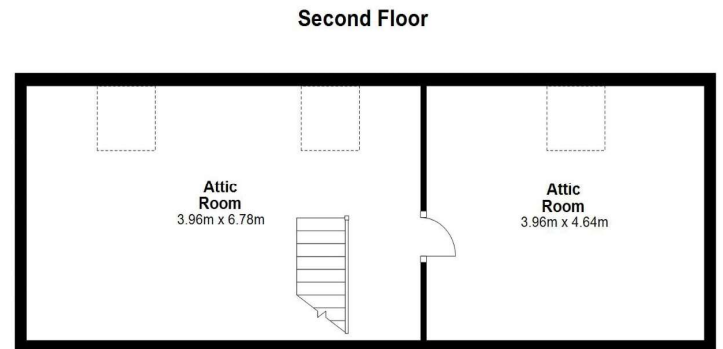
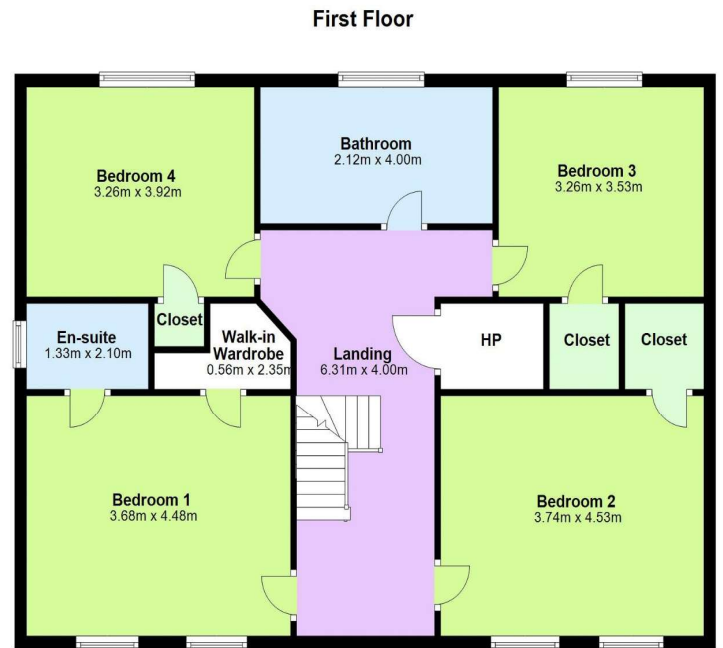


## BER DETAILS

BER: C2

BER No: 107503906

Energy Performance Indicator: 190.5 kWh/m<sup>2</sup>/yr



Total area: approx. 245.4 sq. metres

## FURTHER INFORMATION/VIEWING

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

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