

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



Knockmarshal, Enniscorthy,
Co. Wexford,
Y21 X4K4

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This impressive 185 m² detached dormer residence in Knockmarshal represents a rare opportunity to acquire a home in walk-in condition within one of Enniscorthy's most sought-after enclaves.

The interior is defined by its bright, well-proportioned living spaces, including a spacious sitting room with a marble fireplace and a spacious kitchen designed for modern family life. With three generous bedrooms on the ground floor, the property balances rural tranquility with sophisticated design. On the first floor are 3 store rooms with great potential.

Externally, the dwelling is set on an expansive, landscaped site that often features a substantial outdoor cabin and private decking areas, perfect for outdoor entertaining. Its prime location offers the privacy of the countryside while remaining just 3km from Enniscorthy Town and providing swift access to the M11 motorway for commuters.



Accommodation

Entrance Hall 4.80m x 2.40m (15'9" x 7'10"): at widest point, laminate wood flooring.

Sitting Room 4.80m x 4.50m (15'9" x 14'9"): carpet flooring, feature fireplace, sliding door to side patio

Kitchen/Dining 3.30m x 7.00m (10'10" x 23'): kitchen: tile flooring and backsplash, fitted kitchen units, electric cooker, dishwasher, fridge, dining: solid wood flooring

Utility Room 1.70m x 2.60m (5'7" x 8'6"): tile flooring, fitted storage units, plumbed for washing machine and dryer

Guest W.C. 0.90m x 2.60m (2'11" x 8'6"): tile flooring, WC, wash hand basin

Bathroom 3.30m x 1.80m (10'10" x 5'11"): tile flooring and walls, bath, shower, WC, wash hand basin

Bedroom 1 3.30m x 3.30m (10'10" x 10'10"): carpet flooring, in-built storage units

Bedroom 2 3.60m x 3.60m (11'10" x 11'10"): laminate wood flooring

Master Bedroom 3 3.60m x 4.20m (11'10" x 13'9"): at widest point, carpet flooring

Ensuite 1.90m x 2.10m (6'3" x 6'11"): at widest point, tile flooring and shower, shower, WC, wash hand basin

FIRST FLOOR

Landing 2.95m x 3.06m (9'8" x 10'): at widest point. solid wood flooring, in-built shelving, timber cladding to ceiling.

Store 1 5.15m x 3.53m (16'11" x 11'7"): at widest point. solid wood flooring, timber cladding to ceiling

Store 2 2.10m x 3.02m (6'11" x 9'11"): at widest point. solid wood flooring, timber cladding to ceiling

Store 3 5.15m x 3.98m (16'11" x 13'1"): at widest point. solid wood flooring, timber cladding to ceiling





Special Features & Services

- This 1991 sq ft residence is presented in walk-in condition, ready for immediate occupancy.
- Nestled in the highly sought-after Knockmarshal area, the property offers a peaceful rural setting just 3km from Enniscorthy and provides easy access to the M11 motorway for efficient commuting.
- Set on a generous site with mature landscaped gardens, the home includes functional outdoor extras such as a decking area perfect for entertaining.

Services:

- Mains water, private sewerage, OFCH.



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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NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

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