

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



Aughathlappa, Caim,
Enniscorthy,
Co. Wexford. Y21 TW97

sherryfitz.ie



'Aughthlappa' truly is something special, tucked away in an idyllic countryside setting and being placed only two minutes away from the quiet village of Caim and only a short 10-minute drive to Enniscorthy. This character filled dwelling sitting on mature landscaped gardens offers the new resident a quite country residence with an emphasis on seclusion and privacy.

The South facing front garden takes in the wonderful rural views and the rear stone patio is ideally situated to provide a relaxing and sheltered escape. The appeal of this home which provides (199.8 sq m approx.) of living space with its simplistic layout is in walk-in condition.

On entrance to the welcoming hallway, immediately to the right lies a large light filled living room with an expansive window, to the rear is a kitchen/dining which leads to the utility room. The family bathroom completes the accommodation on the ground floor. On the first floor are three bedrooms, with the master enjoying its own ensuite.

The front garden has been landscaped with a variety of mature shrubs and trees creating a wonderful sense of privacy.

Contact us to arrange a viewing and experience the allure of this rural gem first-hand.



Accommodation

Entrance Hall 6.10m X 3.79m (20' x 12'5") m at widest point:
Spacious hallway with laminate wood flooring, feature staircase off.

Sitting Room 6.10m x 4.57m (20' x 15'):
Light filled room with laminate wood flooring, feature fireplace with raised inset stove, double doors to rear garden.

Kitchen/Dining Room 7.01m x 6.06m (23' x 19'11") at widest point:
Lovely family kitchen with laminate wood flooring, tile backsplash, fitted kitchen units with matching island, electric oven, electric hob, dishwasher, fridge freezer, recessed lighting, sliding doors to rear garden.

Utility Room 2.48m x 2.86m (8'2" x 9'5"):
With tile flooring, fitted storage units, plumbed for washing machine and dryer.

Bathroom 5.11m x 2.86m (16'9" x 9'5"):
A feature spacious room with tile flooring and walls, bath, shower, WC, wash hand basin. Boasting independent underfloor electric heating.

FIRST FLOOR

Landing 3.23m x 3.41m (10'7" x 11'2") at widest point:
Solid wood flooring

Master Bedroom 7.01m x 4.45m (23' x 14'7") at widest point:
Generous double room with solid wood flooring, built-in wardrobes, door to

En-Suite 2.54m x 1.91m (8'4" x 6'3"):
With modern fittings, lovely tiling to floor and walls, shower, WC, wash hand basin. Boasting independent underfloor electric heating.

Bedroom 2 3.94m x 3.66m (12'11" x 12') at widest point:
Double room with solid wood flooring.

Bedroom 1 3.66m x 4.57m (12' x 15'):
Twin room with solid wood flooring.





Special Features & Services

- Quite idyllic rural setting with neighbors to hand.
- A truly special home with many architecturally designed features which enhances the property.
- Only 10 mins from Enniscorthy.
- Light filled home in excellent condition.
- Tarmacked driveway & detached garage.

Services

- Private sewerage, mains water.

Included in the sale:

All furniture as seen on viewing (some personal items not included)



GROUND FLOOR

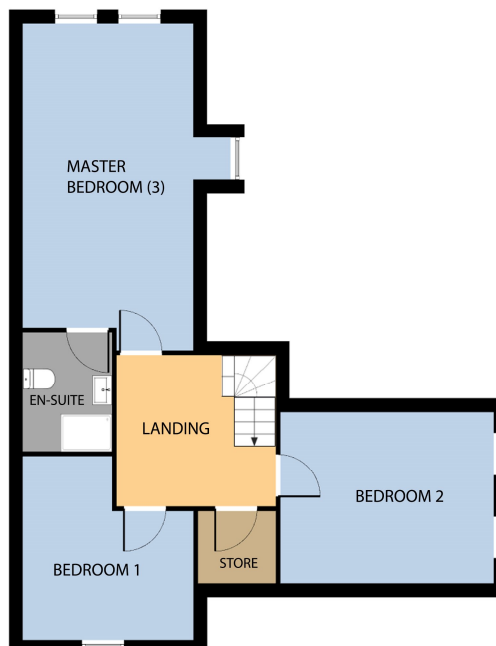


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Directions
Y21 TW97

FIRST FLOOR



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