

# For Sale

Asking Price: €475,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballybough House,  
Milehouse,  
Enniscorthy,  
Co. Wexford. Y21 NF93

**BER C3**

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



'Ballybough House' is nestled in a picturesque rural setting of Milehouse, this charming, detached home offers a serene and peaceful retreat away from the hustle and bustle of city life. Boasting a generous 203 sq m of living space, this well-maintained property is perfect for those seeking a tranquil lifestyle, while just a few minutes from Enniscorthy town.

A bright welcoming entrance hall directs you to a number of family reception rooms while a staircase leads to the bedrooms on the first floor. There are well-proportioned rooms to include a sitting room, kitchen/dining room with adjoining sunroom. To the rear of the property are the utility room, a guest W.C., office and downstairs bedroom. On the first floor the landing leads to three bedrooms including the master bedroom with ensuite & walk-in wardrobe and family bathroom complete the accommodation at this level. The spacious garden offers the perfect spot for outdoor relaxation and entertaining, while the detached garage provides convenient storage space for vehicles or outdoor equipment. With warmth & comfort throughout the property, you can enjoy the scenic views, feature stone bridge and calming stream all adding to the peaceful surroundings in any season. This property is ideal for those who appreciate the beauty of the countryside and are looking for a comfortable and convenient home to call their own. The Enniscorthy ring road which connects with the M11 motorway is just a short 3 minute away while the 5-star Monart Resort is less than 1km.



Don't miss out on this opportunity to own a piece of rural

## Accommodation

**Entrance Hall** 5.70 (18'8") m x 2.43 (8') m at widest point:

**Sitting Room** 5.18 (17') m x 4.18 (13'9") m at widest point:  
With carpet flooring, feature bay window & open fireplace.

**Kitchen/Dining Room** 9.00 (29'6") m x 4.18 (13'9") m at widest point: With linoleum flooring, fitted kitchen units, electric oven, electric hob, integrated fridge freezer, cooker, recessed lighting, door to sunroom.

**Sunroom** 4.25 (13'11") m x 4.25 (13'11") m at widest point,  
With tile flooring, feature fireplace with solid fuel stove Not included, timber clad vaulted ceiling, double doors to rear garden.

**Utility Room** 2.60 (8'6") m x 2.00 (6'7") m at widest point:  
With linoleum flooring, in-built storage units, plumbed for washing machine and dryer.

**WC** 2.60m x 1.85m (8'6" x 6'1"): With tile flooring and walls, shower, WC, wash hand basin.

**Study/Office** 2.60m x 3.18m (8'6" x 10'5"):

**Bedroom 1** 3.15m x 3.65m (10'4" x 12'): With carpet flooring, walk-in wardrobe.

**En-Suite** 1.00m x 2.50m (3'3" x 8'2"): With tile flooring and walls, shower, WC, wash hand basin.

### First Floor

**Landing** 5.10 (16'9") m x 2.43 (8') m at widest point: With carpet flooring.

**Bedroom 2** 3.10 (10'2") m x 4.18 (13'9") m at widest point:  
Double room with carpet flooring, & Velux window.

**Bedroom 3** 4.00 (13'1") m x 4.18 (13'9") m at widest point:  
Double room with carpet flooring.

**Master Bedroom** 5.10 (16'9") m x 4.18 (13'9") m at widest point: Lovely double room with carpet flooring.

**Walk in wardrobe** 2.00 (6'7") m x 3.10 (10'2") m at widest point: Great space with carpet flooring.

**En-Suite** 2.70 (8'10") m x 1.80 (5'11") m at widest point: With tile flooring and walls, shower, WC, wash hand basin.

**Bathroom** 2.70 (8'10") m x 2.10 (6'11") m at widest point:  
With tile flooring and walls, bath, WC, wash hand basin.





### Special Features & Services

- Only a few kms outside of Enniscorthy town.
- Ease of access onto M11 motorway.
- Large gardens of approx. 1.82 acres.
- Feature views of a lovely stone bridge and stream.
- Private grounds.
- Two reception rooms & downstairs office.
- Detached garage offering substantial storage.
- Tarmacked driveway.
- House size: 202.9 sq mts (2184 sq ft) approx.

- **Services:**

Private well, private sewerage system, OFCH.

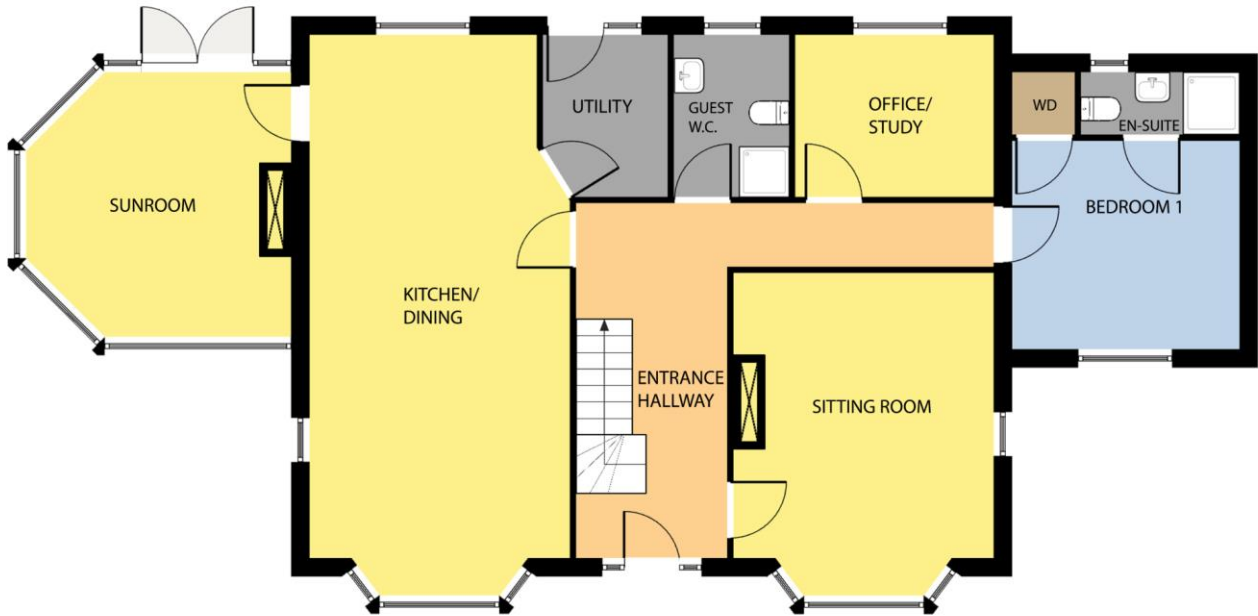
- **Included in the sale.**

Carpets, curtains, blinds. Cooker, hob and extractor fan, fridge freezer. Stove in sunroom not included.





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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