

For Sale

Asking Price: €440,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Oak Ridge',
Clonhaston, Enniscorthy,
Co. Wexford. Y21 A7D4

BER D1

sherryfitz.ie



'Sherry Fitzgerald O' Leary Kinsella' is proud to offer this exclusive home at 'Oak Ridge' to the market. An excellent opportunity to acquire an architect designed substantial home in a quiet setting, boasting detached garage, superb gardens and only minutes' drive to Enniscorthy town and the M11.

There is an abundance of living accommodation with a large sitting room, a living room, a kitchen/ dining, a sunroom, a utility, guest WC, and the two of four bedrooms on the ground floor. On the first floor there are two well proportioned bedrooms and family bathroom.

The property is further enhanced by its prime location. Convenience is the key, and for access to Enniscorthy and a wide variety of recreational facilities and clubs, there is no better. Boasting being a short drive to the M11, making it very accessible to Gorey & Wexford towns and only about 1 hour from Dublin.

Externally the property is set on 0.51 acre approx. of landscaped grounds. The gardens are mature ensuring privacy. This fine home has been well maintained.

'Oak Ridge' Clonhaston is sure to appeal to a wide variety of discerning purchasers and viewing is highly recommended to really appreciate the location, privacy, and everything this property has to offer.

View and be impressed!



Accommodation

Entrance Hall 4.11 (13'6") m x 19.08 (62'7") m widest point:
Carpet flooring

Sitting Room 4.66 (15'3") m x 3.66 (12') m at widest point:
Carpet flooring, feature fireplace, feature bay window

Living Room 3.73 (12'3") m x 3.66 (12') m, carpet flooring:
feature fireplace with inset stove, double glass sliding doors
to sunroom

Kitchen/Dining 3.01 (9'11") m x 4.22 (13'10") m at widest
point: tile flooring and backsplash, fitted kitchen units, electric
oven, electric hob, fridge freezer, dishwasher.

Sunroom 3.01 x 3.01m (3.01 x 9'11"): solid wood flooring,
vaulted wooden ceiling.

Utility Room 3.00 x 2.42m (3.00 x 7'11"): tiled flooring, inbuilt
storage units, washer, and dryer

Bathroom 3.51 (11'6") m x 3.20 (10'6") m at widest point: tile
flooring, WC, inbuilt vanity with wash hand basin, bath, bidet,
electric shower

Bedroom 5.20 x 3.67 (12') m at widest point: carpet flooring,
inbuilt storage units, feature bay window

FIRST FLOOR 3.00 (9'10") m x 2.91 (9'7") m at widest point:
Carpet flooring

Bedroom 1 4.30 (14'1") m x 4.61 (15'1") m at widest point:
carpet flooring, inbuilt wardrobes, and storage units

Bathroom 1.50m x 1.18m (4'11" x 3'10"): tile flooring and
shower, WC, wash hand basin, heated towel rail

Bedroom 2 4.30 (14'1") m x 3.68 (12'1") m at widest point:
carpet flooring, inbuilt wardrobes, and storage units

Detached garage





Special Features & Services

- Impressive four bed detached dwelling c. 261 sqmts.
- Lovely countryside setting yet a convenient location 2.2km from Enniscorthy Town.
- Mature private gardens with detached garage.
- In lovely condition and ready for immediate occupation.
- Beautiful Landscaped Gardens of c 0.51 acres.
- Close to M11 and approx. 1 hour drive from Dublin.
- **Services**
- Private septic tank, mains water, Fiber broadband available in the area.
- **Included in the sale:**
- Some new carpets, curtains, blinds, light fittings, hob, oven, and dishwasher.

BER D1



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 mis-statement. 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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FIRST FLOOR



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NEGOTIATOR

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

SOLICITOR

Julie Breen Solicitor
Mill Centre
Irish Street
Enniscorthy
Co. Wexford.

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

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