

# For Sale

Asking Price: €280,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballynabrigadane,  
Ballymurn,  
Enniscorthy, Co Wexford,  
Y21 VW93

**BER** D2

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



This is a beautiful quaint countryside property conveniently located approx. 12km from Enniscorthy town and 14.5km from Wexford town, giving easy access to commuting options.

This charming and beautifully maintained home will appeal to buyers looking for a property in walk in condition where emphasis has been placed on comfort and coziness all provided in this 82.60 sq.m approximately of living space. The large kitchen/dining lies to the front of the house with access to the rear garden, the sitting room presents a cozy and comfortable atmosphere, while the office/playroom provides an extra family space. Three well-proportioned bedrooms and a family bathroom complete the accommodation.

The site is surrounded by a large mature garden and provides a quiet space with beautiful rural views.

The property is further enhanced by its prime location. Convenience is the key, and for access to Enniscorthy and Wexford and a wide variety of recreational facilities and clubs, there is no better.

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



## Accommodation

### Entrance Hall

**Sitting Room** 4.24m x 3.81m (13'11" x 12'6"):  
Fireplace, hotpress, built in book shelf

**Kitchen/Dining Room** 3.02m x 6.48m (9'11" x 21'3"):  
Fitted kitchen units

**Office/study** 2.14m x 3.07m (7' x 10'1"):

**Bedroom 1** 3.04m x 3.04m (10' x 10'):

**Bedroom 2** 2.97m x 4.26m (9'9" x 14'):

**Bedroom 3** 3.04m x 2.15m (10' x 7'1"):

**Bathroom** 1.60m x 2.01m (5'3" x 6'7"):  
wc, whb, bath

### Shed





### Special Features & Services

- Three bedroomed bungalow extending to 905 sq ft
- Good condition throughout
- Oil fired central heating
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- Services
- Main water, septic tank, elcetricity

**BER** BER D2, BER No. 106647456





### Directions

From Gorey proceed along the R741 main Wexford road and take a right turn (sign for Ballymurn) and proceed 3 miles into the village of Ballymurn. Turn right in the village (opposite the church). Proceed on this road for 0.5 mile approx and property is located on left hand side.

### 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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**SOLICITOR**

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