

# For Sale

Asking Price: €325,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



The Lodge,  
Tomfarney,  
Clonroche,  
Co. Wexford, Y21Y4N5

**BER** D2

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



'The Lodge' Tomfarney is a four bedroomed light filled extended cottage full of charm and character. Standing on approx. 0.56 acres of the finest landscaped gardens you will come across, boasting a vast array of secret gardens, tree's, flowers, greenhouse & fenced in vegetable plot, and shrubs all being just 2kms from Clonroche village.

A gardener's dream, only someone with very green fingers will appreciate the vast amount of special tree's, plants this former open garden has to offer.

Extending to 151.7 sq. m (approx.), this very fine home is in walk in condition for the lucky new owner with a well presented interior and superb private gardens mainly hidden away to the rear.

This generous family home provides bright and spacious accommodation and meets the needs for any growing family with light filled reception rooms and generous bedroom proportions. The accommodation briefly comprises of four bedrooms, sitting rooms, a family bathroom, the kitchen / dining room. A full car garage is accessed through the utility. The front garden is bordered by mature hedging and trees with a lawned area to the front and side of the house and a stone driveway leads to the front of the property providing parking for several cars.

The property is further enhanced by its prime location, with Enniscorthy just a 13-minute drive while access to the Enniscorthy ring road which joins onto the M11 motorway to Dublin, is less than a 10-minute drive.



## Accommodation

### Ground Floor

**Entrance Porch** 1.84m x 1.68m (6' x 5'6"):  
laminated wood flooring

**Office/Bedroom 4** 4.07m x 4.03m (13'4" x 13'3"):  
laminated wood flooring, built-in shelving

**Kitchen/Dining** 4.33m x 3.94m (14'2" x 12'11"):

**Sitting Room** 3.39m x 6.40m (11'1" x 21'):  
laminated wood flooring, feature corner fireplace with solid fuel stove, Velux window, recessed lighting, double doors to rear patio

**Master Bedroom** 4.58m x 5.80m (15' x 19'):  
solid wood flooring, built-in wardrobes, stairs to mezzanine, Velux window

**Bedroom 1** 4.07m x 2.39m (13'4" x 7'10"):  
laminated wood flooring

**Bathroom** 2.27m x 2.40m (7'5" x 7'10"):  
tile flooring and walls, shower, WC, wash, and basin

**First Floor** 1.60 (5'3") m x 5.82 (19'1") m at widest point:  
solid wood flooring

**Landing** 1.30 (4'3") m x 1.10 (3'7") m at widest point,

**Bedroom 2** 4.03m x 2.39m (13'3" x 7'10"):  
solid wood flooring, built-in wardrobes, Velux window

**Bedroom 3** 4.03 (13'3") m x 4.03 (13'3") m at widest point:  
solid wood flooring, built-in wardrobes, Velux window

**Detached garage/workshop** 11.89m x 5.79m (39' x 19'):  
A large space offering many different uses. ie work from home.

Attached garage: great as a fuel store.





### Special Features & Services

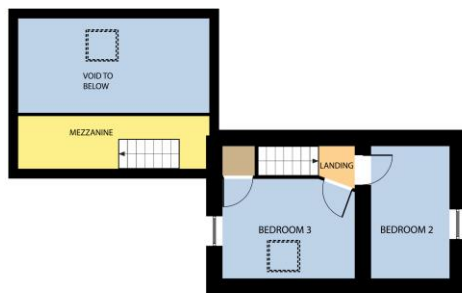
- Outstanding gardens (former open garden) on approx. 0.56 acres.
  - Spacious Accommodation of approximately 151.7q m (1,633 sq ft)
  - Superb location within 3km of Clonroche village and halfway between New Ross and Enniscorthy town centers.
  - Bright spacious home oozing charm and character.
  - Greenhouse & fenced in vegetable plot.
- **Services:**
    - Oil fired central heating.
    - Septic tank on site, water to well on site.
  - **Included in the sale:**
    - Blinds & curtains, fridge freezer, dishwasher, oven, hob, and extractor fan. All dressers in kitchen, two small white wardrobes.

BER D2





FIRST FLOOR



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GROUND FLOOR



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