For Sale

Asking Price: €245,000

Sherry FitzGerald
O'Leary Kinsella



9 Thornbrook, The Ballagh,
Enniscorthy, Co. Wexford,
Y21 HH04

BER C

sherryfitz.ie



Sherry FitzGerald O'Leary Kinsella are delighted to present No. 9 Thornbrook to the market. This attractive three-bedroom semi-detached residence is ideally situated in the heart of The Ballagh village, offering convenient access to a range of local amenities, all within comfortable walking distance, including the local shop, pubs, primary school and church.



Extending to approximately 92 sq. m., the property offers well-proportioned accommodation throughout, comprising an entrance hallway, comfortable living room with solid fuel stove, kitchen/dining area, utility room and guest WC on the ground floor. Upstairs, there are three bedrooms, including a master bedroom, together with a family bathroom.



Externally, the property benefits from a large private, enclosed rear garden, providing an ideal outdoor space for families, along with off-street parking to the front.

The location is particularly convenient, with The Ballagh offering a welcoming village atmosphere while remaining within easy commuting distance of Enniscorthy and the surrounding towns. The M11 motorway can be accessed in approximately 10 minutes, providing excellent connectivity to Wexford, Gorey and Dublin.

Whether you are a first-time buyer, looking to trade down or seeking an investment opportunity, No. 9 Thornbrook represents an excellent opportunity to acquire a home in this popular village setting.

Accommodation

Entrance: 2.40m × 5.50m (7'10" × 18'1"):

Kitchen: 3.00m × 2.30m (9'10" × 7'7"):

Dining Area: 3.00m × 2.30m (9'10" × 7'7"):

Utility Room: 2.10m × 2.20m (6'11" × 7'3"):

W.C.: 2.10m × 1.30m (6'11" × 4'3"):

Living Room: 3.20m × 4.00m (10'6" × 13'1"):

Landing: 2.10m × 3.40m (6'11" × 11'2"):

Master Bedroom: 3.00m × 4.40m (9'10" × 14'5"):

Bedroom 2: 3.00m × 3.80m (9'10" × 12'6"):

Bedroom 3: 2.40m × 2.90m (7'10" × 9'6"):

Main Bathroom: 2.10m × 2.80m (6'11" × 9'2"):











Special Features & Services

- Ideally located in the heart of The Ballagh village.
- Walking distance to local shop, pubs, primary school and church.
- Private, enclosed rear garden with off-street parking to the front.
- Convenient access to the M11 motorway, approximately 10 minutes away.

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TOTAL: 92 m2
1st floor: 46 m2, 2nd floor: 46 m2
EXCLUDED AREAS: WALLS: 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Directions

From Enniscorthy town centre, take the R744 out towards The Ballagh. Continue along this road, following the signs for Ballaghkeen village. On entering the village, proceed past the school on your right and Thornbrook is conveniently located on your right.





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