

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Glenbrook', Slievenagrane,
Ballaghkeen, Enniscorthy,
Co. Wexford. Y21DP40

BER B3

sherryfitz.ie



'Glenbrook' is a beautiful countryside property conveniently located in the village of Ballaghkeen, being less than 10 minutes from Exit 25 off the M11 motorway.

Nestled in the picturesque village, this charming, detached bungalow comes with many features including double sided stove, B3 rating & triple glazed windows ensuring an extremely comfortable home, quality wooden flooring, tiling and well-appointed bathrooms, the list goes on... This fine home has a harmonious blend of modern comfort and traditional allure. Boasting a generous 2,172 sq ft (202 sq mts approx.) of living space, this property features four bedrooms and two reception rooms, The large sitting/living room lies to the front of the house, the kitchen is to the rear of the house with the dining/sunroom south-facing providing ample space for families or those seeking a peaceful retreat.

Along the corridor are a study, a bathroom and four double bedrooms, three of which have ensembles. The property exudes a homely ambiance, with its well-maintained very mature garden spanning 0.38 hectares (0.94 acres) approx., perfect for enjoying outdoor gatherings or simply unwinding amidst nature.

'Ballaghkeen village' has a shop, two pubs, a primary school, and a Church with all of this on your doorstep.

Experience a lifestyle of comfort and accessibility in this delightful village home.

View and be impressed!



Accommodation

Entrance Hall 7.14m x 2.24m (23'5" x 7'4") at widest point:
With modern tile flooring, door off to

Living Room 5.55m x 7.78m (18'3" x 25'6") at widest point:
With quality solid wood flooring, feature double-sided fireplace with double-sided stove, and exposed timber beam.

Kitchen/Dining 5.11m x 8.75m (16'9" x 28'8") at widest point:
A well-appointed room with stylish tile flooring and backsplash, fitted kitchen units with matching island, electric double oven, electric hob, integrated dishwasher, dining: vaulted ceiling, exposed timber trusses, double doors to rear patio area where one can enjoy the garden.

Utility Room 3.52m x 2.61m (11'7" x 8'7"):
Spacious room with tile flooring, fitted storage units, plumbed for washing machine and dryer.

Study/Office 3.61m x 1.92m (11'10" x 6'4") at widest point:
Ideal for working from home with wooden flooring.

Bedroom 1 3.52m x 3.58m (11'7" x 11'9"):
Double room with solid wood flooring.

Ensuite 3.52m x 1.09m, (11'7" x 3'7"),
With tile flooring and walls, shower, WC, wash hand basin.

Bedroom 2 3.52m x 3.23m (11'7" x 10'7"):
Double room with solid wooden flooring.

Ensuite 3.52m x 1.00m (11'7" x 3'3"):
With tile flooring and shower, shower, WC, wash hand basin

Bedroom 3 3.61m x 3.30m (11'10" x 10'10"):
Double room with solid wood flooring

Master Bedroom 4 3.61m x 5.22m (11'10" x 17'2"):
Double room with solid wood flooring

Ensuite 1.18m x 2.75m (3'10" x 9'):
tile flooring and walls, shower, WC, wash hand basin

Bathroom 3.52m x 1.96m (11'7" x 6'5"):
tile flooring and walls, bath, shower, WC, wash hand basin.





Special Features & Services

Spacious detached home of approx. 2172 sq. ft. with stunning Bradstone finish.

Four light filled double bedrooms with 3 ensuites and a home office.

In excellent condition with a modern & stylish finish including vaulted ceiling and exposed beams.

Standing on beautiful large approx. 0.93 acres of landscaped gardens with deck area and small brook.

Boasting a B3 energy rating and enjoys triple glazing. Superb location only minutes from N11, Enniscorthy & Wexford towns and a short walk to Ballaghkeen Village.

Services

Mains water & sewage to Bio-crete with water treatment plant. Oil fired central heating.

Included in the sale:

Curtains, blinds, light fittings with shades in kitchen and entrance hall (all other shades not included), electric hob, electric oven x 2, and integrated dishwasher & fridge freezer and garden shed.





Directions
Y21 DP40

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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