

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



An Teach Ban, Greenanne,
Killann, Enniscorthy,
Co. Wexford, Y21E7D6

BER C1

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'An Teach Ban' truly is something special, tucked away in an idyllic countryside setting and on the outskirts of the quiet village of Killann and only a short 12km drive to Enniscorthy. Be really blown away by the stunning views as far as the eye can see.

This beautiful home sitting on spacious gardens offers the new resident a quiet country residence with an emphasis on space both inside and out. The appeal of this home which provides 138.7sq.m approx. of living space is that it is in excellent condition.

On entering the large entrance hall, there is a sense of light and space, to the left lies the dining room with double doors to the kitchen with fitted kitchen, and double doors to the sitting room. To the right are four bedrooms including the master which has its own ensuite and a family bathroom.

A gravel driveway leads around to the rear of the house and provides ample room for parking.

There are stunning views from the front of the dwelling overlooking the Wexford countryside.

Planning permission has lapsed on a 4-bed home on the possible site at the rear (Planning ref: 20062060).

This fine home with extensive ground lends itself to many possibilities to working from home with inside or outside.

Viewing is highly recommended to really appreciate everything this stunning home has to offer.



Accommodation

Entrance Hall 2.20m x 9.32m (7'3" x 30'7") at widest point:
With tile and solid Oak wood flooring, doors off to

Reception Room 5.25m x 5.00m (17'3" x 16'5") at widest point:
Lovely lounge with solid Oak wood flooring, feature bay window, recessed lighting, feature fireplace with solid fuel stove.

Dinning Room 4.48m x 3.36m (14'8" x 11'):
With tiling to floor, opening to kitchen and double doors to rear garden.

Kitchen 3.55m x 5.00m (11'8" x 16'5"):
A great size family kitchen with tile flooring and backsplash, fitted kitchen units, gas hob, electric oven, cooker, Stanley Cooker (that runs the heating system) integrated fridge freezer, integrated dishwasher.

Master Bedroom 4.35m x 5.00m (14'3" x 16'5") at widest point:
Double room with solid Oak wood flooring and built-in wardrobes.

Ensuite 2.70m x 1.30m (8'10" x 4'3"):
solid wood flooring, tile shower, shower, WC, wash hand basin

Bedroom 3 4.45m x 5.00m (14'7" x 16'5") at widest point:
Double room with solid Oak built in wardrobes and wood flooring & feature bay window with lovely views.

Bedroom 2 3.33m x 3.05m (10'11" x 10'):
Double room with solid Oak wood flooring and built-in wardrobes.

Bedroom 1 /Home office 3.33m x 2.46m (10'11" x 8'1"):
With solid wood flooring, built-in wardrobes.

Bathroom 3.33m x 2.40m, (10'11" x 7'10"),:
With tile flooring and walls, bath, WC, wash hand basin.

Garage 7.6m x 5.7m (24'11" x 18'8"):
With roll over door.





Special Features & Services

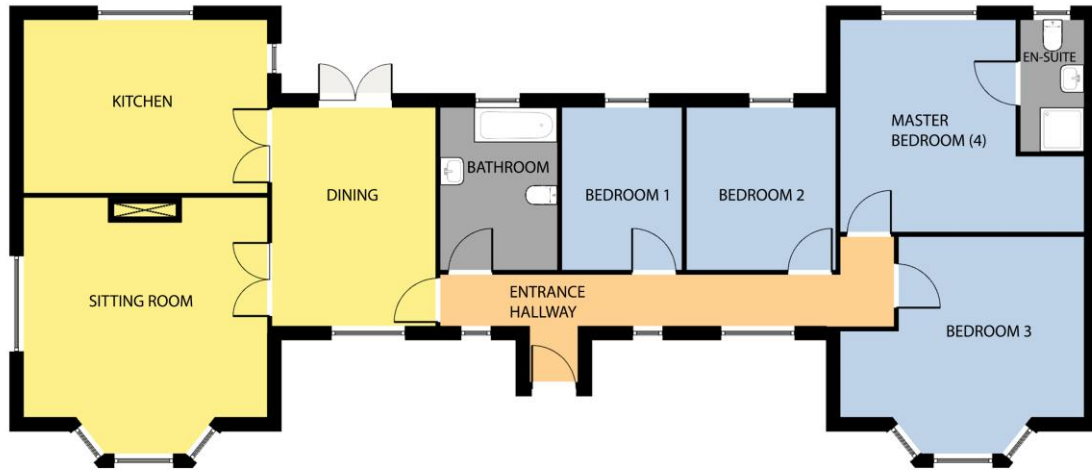
- 4 bed (2 bath) home in excellent condition.
- Light filled home with a stylish and modern finish.
- Stunning views as far as the eye can see.
- Site to rear with lapsed planning permission for 4 bed detached (planning ref: 20062060)
- Sitting on approx. 1.73 acres.
- Solar panels that heat the water.
- Tranquil countryside setting but with neighbours to hand.
- Detached garage.
- Property offers endless potential.
- Excellent parking.

Services:

- Oil fired central heating.
- Septic tank.
- Group water from Blackstairs Water Scheme.



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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Directions
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