

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Leary Kinsella



Screen,
Co. Wexford,
Y21 Y805.

BER B1

sherryfitz.ie



We are delighted to introduce you to this beautiful modern home, well located in the quant village of Screen, a lovely countryside setting and a short drive to sandy beaches. Conveniently located approx. 12km from Wexford town and less than 10 km from the new N11, 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 light and space all provided in this 147.4 sq m approx. of living space.

The large open-plan kitchen/ dining /sitting room has double doors to a south facing garden, the fully equipped kitchen, has plenty of natural light and an adjoining utility. A bathroom and four bedrooms, two with ensuite complete the layout on this floor. A stairs in the utility raises to the first floor (converted attic) which has an abundance of space and offers a variety of uses.

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 Wexford town, stunning beaches 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 4.38 (14'4") m x 3.69 (12'1") m at widest point: tile flooring

Kitchen Dining Room 8.43 (27'8") m x 6.00 (19'8") m at widest point: tile flooring, fitted kitchen units, electric oven, electric hob, dining/living: laminate wood flooring, feature fireplace with solid fuel stove, double doors to rear garden, vaulted timber clad ceiling

Utility Room 3.95 (13') m x 3.03 (9'11") m at widest point: tile flooring

Bedroom 1 2.95 (9'8") m x 4.98 (16'4") m at widest point: laminate wood flooring

Bedroom 2 (3.95 (13') m x 4.98 (16'4") m at widest point: laminate wood flooring

Bedroom 3 3.94 (12'11") m x 3.27 (10'9") m at widest point: laminate wood flooring

Ensuite 0.81m x 2.20m (2'8" x 7'3"): tile flooring and walls, shower, WC, wash hand basin

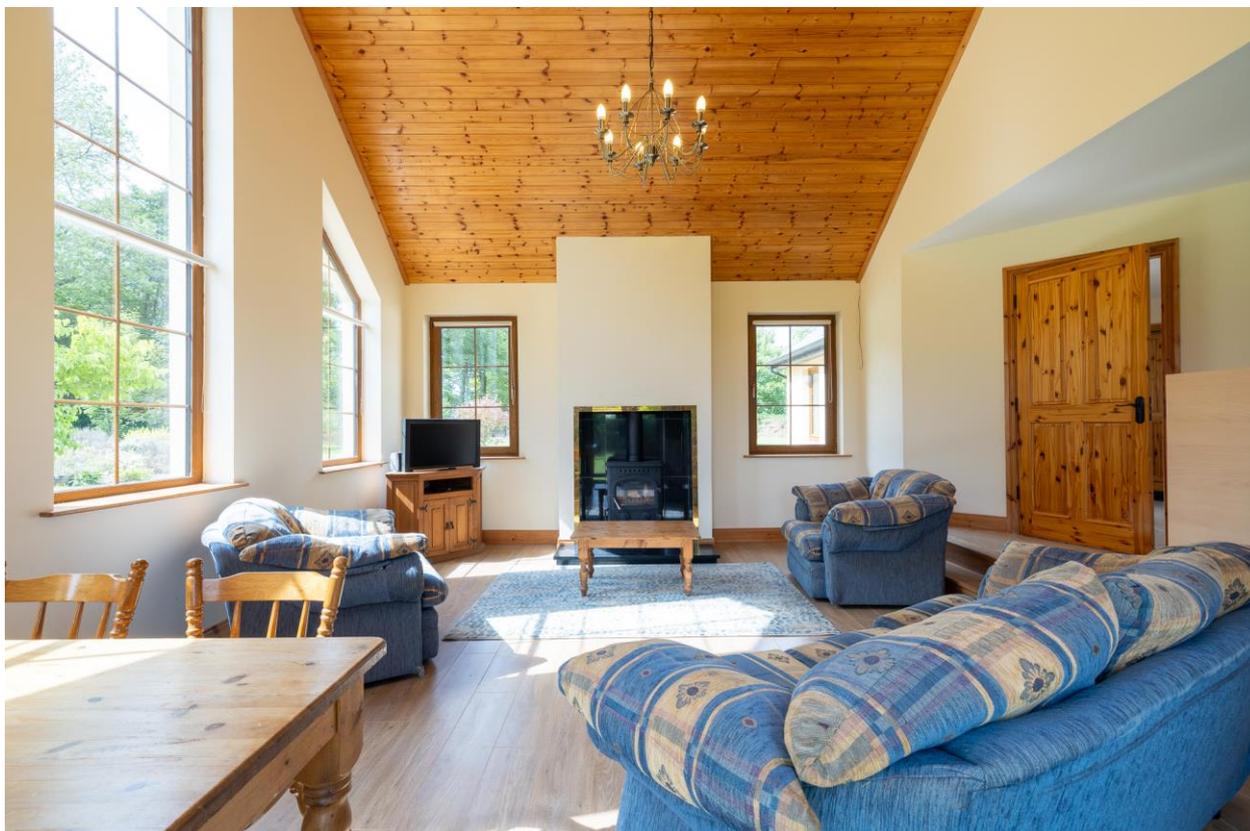
Master Bedroom 5.23 (17'2") m x 3.03 (9'11") m at widest point: laminate wood flooring

Ensuite 1.58m x 1.74m (5'2" x 5'9"): tile flooring and walls, shower, WC, wash hand basin

Bathroom 2.95 (9'8") m x 2.98 (9'9") m at widest point: tile flooring and walls, bath, shower, WC, wash hand basin

Detached garage





Special Features & Services

- Located in a village selling with amenities to hand.
- Well maintained 4 bed bungalow with 2 ensuite.
- Beautiful mature large grounds (c. 0.9 acre) with detached garage & gated entrance.
- Architecturally designed to capture the amazing natural light in the living area.
- Exceptionally located a short walk to all amenities of Screen Village.
- Wexford Town is approximately 8km away, & N11 is within easy access.
- Curracloe and Ballinesker beaches are within easy reach.
- Converted attic, offering additional storage.
- Built in 2013 and boasts a B1 energy rating.
- Solar panels ensure low energy bills.

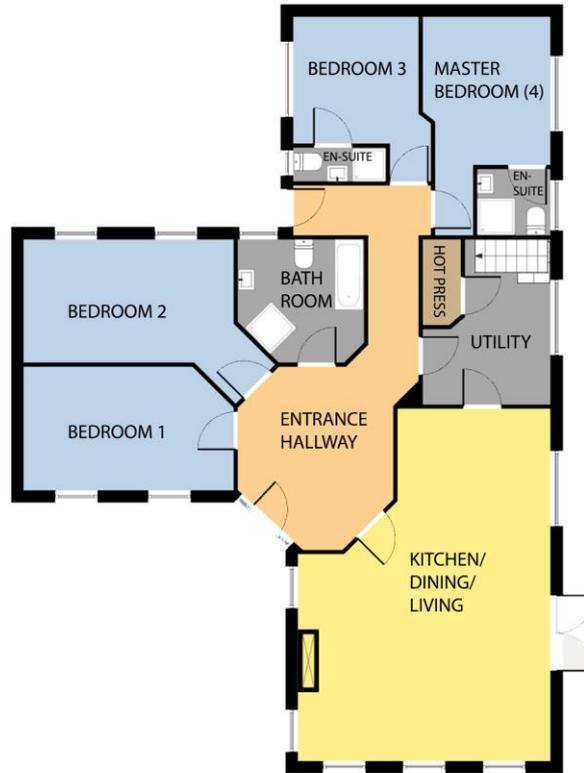
Services

- Oil fired central heating, solar panels, sewage to septic tank on site and water to well.
- Included in the sale:
- Curtains, blinds, electric oven, electric hob, light fittings.

BER B1, BER No. 101984599



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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