

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



Garrantrowlan,
Kilcotty, Enniscorthy,
Co. Wexford.,
Y21 D7P8

BER B

sherryfitz.ie



Sherry FitzGerald O'Leary Kinsella are delighted to present this attractive four-bedroom dormer-style residence, ideally situated in the sought-after rural location not far outside Enniscorthy. Extending to approximately 142 sq. m., this well-presented home offers spacious and versatile accommodation over two floors and is presented in very good condition throughout.

The property combines the peace and tranquility of a countryside setting with excellent accessibility to Enniscorthy and the wider road network. The M11 motorway exit towards Dublin is less than seven minutes away, while Enniscorthy town is approximately 7 km from the property, making this an ideal location for those commuting while still wishing to enjoy a rural lifestyle.

On entering the property, the accommodation is bright and welcoming, with the ground floor comprising a spacious kitchen/dining area, separate living room, sun room, two bedrooms, bathroom and useful utility/laundry area. The kitchen is well fitted with ample storage and workspace, while the adjoining dining area provides an excellent space for family living and entertaining. The sun room is a particularly attractive feature, enjoying extensive glazing and lovely views over the surrounding gardens.

The first floor provides two further bedrooms and a bathroom, offering excellent flexibility for family accommodation, guest bedrooms or home working. The house is finished to a good standard throughout and benefits from a B-rated BER, providing good energy efficiency.



Externally, the property sits on a generous and beautifully maintained site with extensive graveled parking to the front and side, mature hedging providing privacy, and substantial lawns and gardens surrounding the house. The grounds offer excellent space for family enjoyment and outdoor activities. There are also a detached garage/workshop to the rear giving useful extra storage space.

One of the standout features of this property is the superb countryside setting, with wonderful views across the surrounding farmland and towards the distant hills. The property offers a rare combination of generous accommodation, extensive grounds, excellent privacy and convenient access to Enniscorthy and the M11 motorway.

This is a well-maintained family home in a highly convenient rural location and viewing is highly recommended to appreciate the accommodation, grounds and setting on offer.

Accommodation

Entrance Hall / Foyer: 2.20m x 4.30m (7'3" x 14'1"):

Hallway 4.10m x 0.90m (13'5" x 2'11"):

Living Room: 4.30m x 3.50m (14'1" x 11'6"):

Kitchen: 3.60m x 2.50m (11'10" x 8'2"):

Dining Area: 3.60m x 4.00m (11'10" x 13'1"):

Sun Room: 3.70m x 3.10m (12'2" x 10'2"):

Laundry Room: 3.10m x 1.70m (10'2" x 5'7"):

Bedroom 3 4.00m x 3.00m (13'1" x 9'10"):

Bedroom 4 3.00m x 3.00m (9'10" x 9'10"):

Bathroom: 2.40m x 1.60m (7'10" x 5'3"):

First Floor

Landing 3.30m x 1.10m (10'10" x 3'7"):

Master Bedroom 3.60m x 5.10m (11'10" x 16'9"):

Bedroom 2 3.20m x 5.10m (10'6" x 16'9"):

Bathroom: 2.00m x 4.10m (6'7" x 13'5"):





Special Features & Services

- Superb rural location less than 7 minutes from the M11 motorway and approx. 7 km from Enniscorthy town.
- Four-bedroom dormer-style residence extending to approx. 142 sq. m.
- Excellent B-rated BER energy efficiency
- Spacious, well-maintained accommodation in very good condition
- Generous private gardens with extensive gravelled parking and workshop to rear.

Services

Private sewerage, private water, fibre broadband available.

BER BER B, BER No. 100711324





TOTAL: 142 m²
 1st floor: 97 m², 2nd floor: 45 m²
 EXCLUDED AREAS: WALLS: 12 m²

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

Directions
 Y21 D7P8





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SOLICITOR

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