

For Sale

Asking Price: €160,000

**Sherry
FitzGerald**
O'Leary Kinsella



Maryville,
Ferns,
Co. Wexford
Y21 T3Y8



sherryfitz.ie



Maryville is a charming, detached family residence standing in the village of Ferns with easy access to the N11.

Extending to 130sqm approx., this generously proportioned property offers the purchasers the opportunity to create a wonderful family home in this quiet setting. Accommodation comprises; entrance hall, sitting room, kitchen/dining, living room, guest WC, three bedrooms and one family bathroom.

The front garden is bordered by mature hedging and a driveway with ample room providing parking for several cars leads to a large lawn area to the rear of the property, with storage sheds.

The property is in need of renovations and upgrading throughout and would suit any buyer such as an investor seeking a project, first time buyers stepping on to the property ladder or DIY enthusiasts!

Ferns village is very attractive with shops, pubs, restaurants, schools, churches and walking distance of bus stop.

Viewing is highly recommended to really appreciate the layout, feel and location of this property.



ACCOMMODATION

GROUND FLOOR

Entrance Porch 2.06m x 2.87m (6'9" x 9'5"): carpet flooring.

Sitting Room 3.61m x 4.28m (11'10" x 14'1"): carpet flooring and feature open fireplace.

Kitchen/Dining 4.65m x 7.90m (15'3" x 25'11"): at widest point, linoleum flooring, fitted kitchen units, plumbed for washing machine, electric hob and oven and built-in storage units.

Living Room 4.27m x 3.04m (14' x 10'): carpet flooring, feature open fireplace and built-in storage.

Bedroom 1 4.23m x 2.10m (13'11" x 6'11"): laminate wood flooring and built-in wardrobes.

Bedroom 2 3.53m x 3.02m (11'7" x 9'11"): carpet flooring.

Master Bedroom 3 4.27m x 3.11m (14' x 10'2"): solid wood flooring and feature open fireplace.

Bathroom 3.04m x 1.61m (10' x 5'3"): linoleum flooring, tile effect wall panels, bath, shower, WC and wash hand basin.

Guest WC 0.78m x 2.26m (2'7" x 7'5"): WC and wash hand basin.





SPECIAL FEATURES & SERVICES

- Spacious Accommodation of approximately 1399sqft.
- Standing on extensive gardens and grounds.
- Superb location in centre of Ferns village.
- Useful storage sheds.





Directions
Y21 T3Y8





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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CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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