

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Swallow Cottage, Monfin,  
Ballycarney, Enniscorthy,  
Co. Wexford, Y21 HV56

**BER D2**

[sherryfitz.ie](http://sherryfitz.ie)



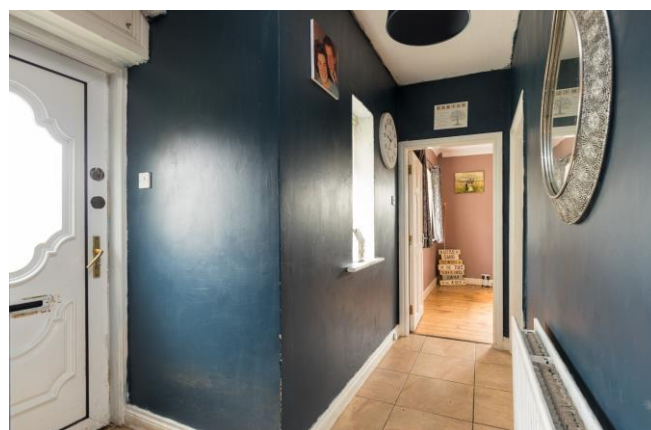
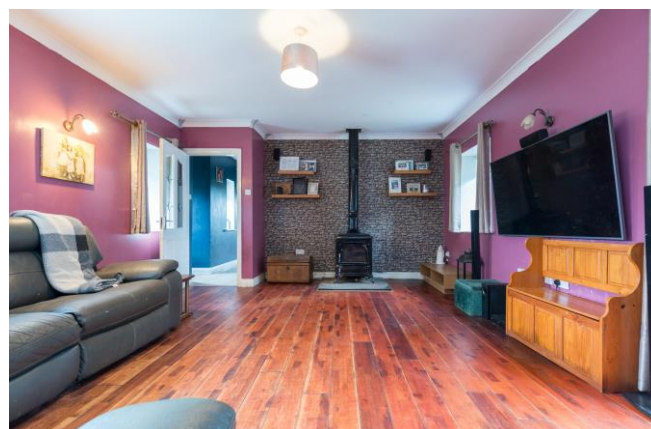
'Swallow Cottage' is a beautiful quaint countryside property located 1.9km from the picturesque village of Ballycarney.

Conveniently located between Bunclody and Enniscorthy towns and within 10 km to M11 giving easy access to commuting options.

This charming and beautifully maintained home will appeal to buyers looking for a property in good where emphasis has been placed on comfort and coziness all provided in this 185.3 sq m approximately of living space. The large sitting room and dining room lie to the front of the house the generous kitchen leading to a utility room and bedroom block. Three bedrooms, including the master with walk-in wardrobe and ensuite are on the ground floor with a stairs leading to the first floor with a further two rooms.

Outside, the garden has been beautifully maintained with tarmac driveway providing parking to the front of the property. To the rear is a large garden, perfect for enjoying the evening sun. The site is surrounded by mature trees and provides a quiet and private spaces.

Viewing is a must for someone looking for a quiet countryside residence with lots of charm and possibilities.



## Accommodation

### Ground Floor

**Entrance Hall** 2.00m x 3.50m (6'7" x 11'6") at widest point: tile flooring

**Sitting Room** 4.75m x 6.10m (15'7" x 20') at widest point: solid wood flooring, feature solid fuel stove, double doors to courtyard.

**Dining Room** 4.75m x 3.85m (15'7" x 12'8"): solid wood flooring

**Kitchen** 4.20m x 3.85m (13'9" x 12'8"): tile flooring and backsplash, fitted kitchen units, electric oven, gas hob, dishwasher, fridge freezer.

**Utility Room** 1.72m x 2.25m (5'8" x 7'5"): laminate wood flooring, in-built storage units, plumbed for washing machine and dryer.

**Master Bedroom** 4.40m x 3.70m (14'5" x 12'2"): laminate wood flooring, double doors to courtyard, walk-in wardrobe.

**En-Suite** 2.40m x 1.58m (7'10" x 5'2"): tile flooring and shower, shower, WC, wash hand basin.

**Bedroom 1** 4.40m x 3.00m (14'5" x 9'10") m at widest point: solid wood flooring

**Bedroom 2** 3.40m x 3.00m (11'2" x 9'10"): solid wood flooring

**Bathroom** 3.65m x 2.05m (12' x 6'9"): tile flooring and walls, bath, shower, WC, wash hand basin.

### First Floor

**Landing** 3.50m x 1.50m (11'6" x 4'11"):

**Attic Room 1** 3.50m x 6.10m (11'6" x 20'): carpet flooring, velux windows.

**Attic Room 2** 3.50m x 5.38m (11'6" x 17'8"): laminate wood flooring, velux windows.





### Special Features & Services

Beautiful spacious Countryside residence.  
 Spacious home extending 185.3 m sq. approx. (1995 sq. ft approx.)  
 Less than 10 minutes to Exit 25 off the M11 motorway.  
 Excellent parking to the front and private gardens sitting on approx. 0.62 acres.  
 Feature sun filled courtyard.  
 Two large attic rooms offering additional space.  
 Hot tub well located in private area in garden.

Large container unit, ideal for storage or working from home with separate entrance to rear garden.  
 Two block-built storage sheds.

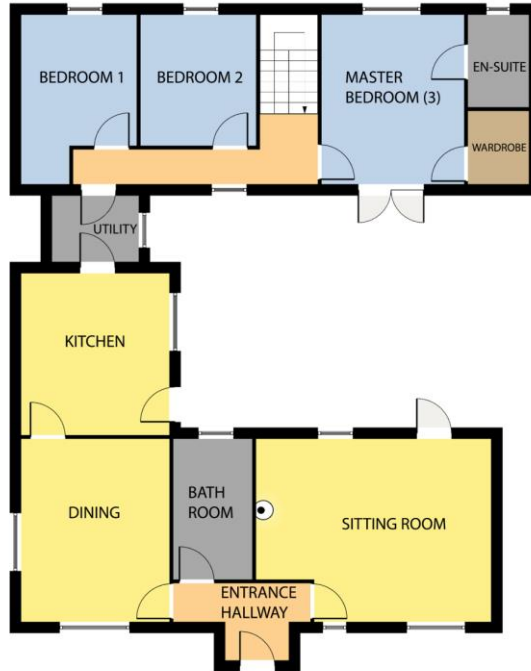
### Included in the sale:

Carpets, curtains and blinds, hidden container unit, hot tub in garden.

### Services:

Water from well and sewage to septic tank on site.

GROUND FLOOR

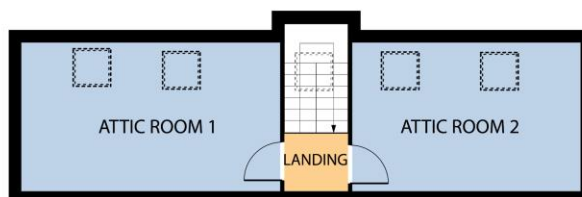


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)

Directions  
Y21 HV56

FIRST FLOOR





---

**NEGOTIATOR**

Ruth Willoughby  
Sherry FitzGerald O'Leary  
Kinsella  
11 Slaney Street, Enniscorthy, Co  
Wexford  
T: 053 92 37322  
E: sfol@wexproperty.ie

**SOLICITOR**

**sherryfitz.ie**

---

**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 familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510