

For Sale

Asking Price: €525,000

**Sherry
FitzGerald**
O'Leary Kinsella



'Knockbawn', Clonhaston,
Enniscorthy,
Co Wexford, Y21 T6R7

BER D2

sherryfitz.ie



'Sherry Fitzgerald O' Leary Kinsella' is proud to offer this exclusive home 'Knockbawn' to the market. An excellent opportunity to acquire an architect designed substantial home in a quiet setting with stunning views, tennis court, superb gardens and only minutes' drive to Enniscorthy town.

Accommodation extends to 252 sq.m (approx.), this very fine five-bedroom home has been meticulously maintained by the current owners, who have enjoyed this as their family home for many years. The airy hallway sets the tone for this spacious property, off which lies the interconnecting living room with inbuilt fireplace/stove.

The kitchen/dining room also enjoys views over the garden and opens to utility. Accessed off the kitchen is the family sitting room with 7 ft high windows and access to the patio and again with stunning mountain vistas. Down the hallway is the first double bedroom with Guest W.C beside. The large master bedroom boasts a walk in wardrobe and ensuite. Up the bespoke spiral staircase to the first floor, you have a den and 3 bedrooms (with either ensuite or shower with sink) and a shared wc on landing.

Externally the property is set on 0.75 acre approx. landscaped grounds and boasts a tennis court. Well, located close to N11, Enniscorthy and Wexford towns.

'Knockbawn' Clonhaston is sure to appeal to a wide variety of discerning purchasers and viewing is highly recommended to really appreciate the location, views, and everything this property has to offer.



Accommodation

Entrance hallway 3.69m x 2.93m (12'1" x 9'7"): solid wood maple floor, glass paneled doors)

Kitchen/Dining Room 8.14m x 5.29m (26'8" x 17'4"): tiled flooring and backsplash, fully fitted shaker units with Corian worktop, Siemens gas hob, Panasonic microwave, Bosch double oven, AEG dishwasher)

Utility Room 2.31m x 3.47m (7'7" x 11'5"): built in units, tiled floor, chest freezer, Bosch washing machine.

Living Room 5.80m x 3.55m (19' x 11'8"): solid wood maple floor, feature floor to ceiling window, TV point, built-in shelving, recessed lighting

Sitting room 5.64m x 4.57m (18'6" x 15'): solid wood maple floor, tv point and a feature fireplace.

Family Bathroom 2.28m x 2.37m (7'6" x 7'9"): tiled floor and wall, wc, whb, and bath with shower over.

Master Bedroom 8.17m x 3.34m (26'10" x 10'11"): carpet flooring

Ensuite 1.64m x 2.38m (5'5" x 7'10"): tiled floor and wall, wc, whb & shower.

Walk-in wardrobe (2.20 m x 1.75 m, carpet flooring)

Bedroom 2 (3.40 m x 3.84 m at widest point, carpet flooring)

First Floor

Bedroom 3 3.61m x 3.42m (15'1" x 11'3"): carpet flooring

Ensuite 1.52m x 2.30m (5' x 7'7"): tiled floor and wall, wc, whb and shower.

Bedroom 4 5.36m x 2.88m (17'7" x 9'5"): carpet flooring, built-in shelving

Ensuite 2.23m x 1.05m (7'4" x 3'5"): tiled wall and floor, Triton t90si and whb.

Bedroom 5 6.15m x 3.38m (20'2" x 11'1"): carpet flooring, feature corner window

Ensuite 2.2 3m x 1.05m (7'4" x 3'5"): tiled wall and floor, Triton t90si and whb.

Den 3.98mx 2.88m (13'1"x 9'5"): carpet flooring

Guest WC 1.99m x 1.07m (6'6" x 3'6"): tile floor and wall





Special Features & Services

- Superb, detached family home of generous proportions- 252sq.m (2,713 sq. ft)
- Very well-maintained accommodation-walk in excellent condition.
- Tennis Court
- Efficient Oil-Fired Central Heating
- Beautiful Landscaped Gardens of c 0.75 acres
- Stunning views.
- Exclusive address.
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Services

- Private septic tank, mains water, Eir broadband and phone, ESB

Included in the sale:

- Carpets, curtains, blinds, light fittings, hob, microwave, double oven, and dishwasher.

BER D2, BER No. 108462029





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