

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



Primrose Cottage,
Oulartwick, Enniscorthy,
Co. Wexford, Y25 FN34

BER F

sherryfitz.ie



Primrose Cottage is a quaint detached thatched cottage located in a beautiful countryside setting, 10km from Enniscorthy town centre.

The property of approx. 93.5sq m briefly comprises of entrance porch, leading to a kitchen/dining room with open fireplace and kitchen units, to the right a sitting room with an open fireplace. To the left of the property lies the utility room leading into a bathroom. Upstairs are two bedrooms off a spacious landing.

This cottage has plenty of history, with the 'Buildings of Ireland website' describing the property as "A farmhouse identified as an integral component of the nineteenth-century vernacular heritage of County Wexford by such attributes as the alignment perpendicular to the road; the rectilinear lobby entry plan form off-centred on a later porch; the construction in unrefined local materials displaying a battered silhouette"

Outside, there is a private south facing lawn to the rear of the house, while to the front are a number of outbuildings which were formally used for dog kennels.

This truly is an exceptionally, unique, beautiful home and viewing is highly encouraged to appreciate everything it has to offer.



Accommodation

Entrance Porch 1.20m x 2.21m (3'11" x 7'3"):
tile flooring, timber cladding to walls and ceiling

Kitchen/Dining Room 3.90m x 3.62m (12'10" x 11'11"):
tile flooring and backsplash, fitted kitchen units, feature open fireplace with stone surround, exposed beams to ceiling

Sitting Room 4.00m x 4.15m (13'1" x 13'7") at widest point:
linoleum flooring, exposed timber beams, feature open fireplace with stone surround

Utility Room 1.78m x 3.40m (5'10" x 11'2"):
Tile flooring

Bathroom 2.01m x 2.51 (6'7" x 2.51):
tile flooring and walls, shower, WC, wash hand basin,
exposed timber beams

First Floor

Landing 3.93m x 3.62m (12'11" x 11'11") at widest point:
carpet flooring, timber cladding to ceiling

Master Bedroom 4.06m x 3.82m (13'4" x 12'6"):
carpet flooring, timber cladding to ceiling

Bedroom 2 4.06m x 3.19m (13'4" x 10'6"):
solid wood flooring, timber cladding to ceiling





Special Features & Services

- Detached thatch cottage of approximately 1006 sq ft
- Only 9km from the M11
- Superb location only minutes from Monageer Village.

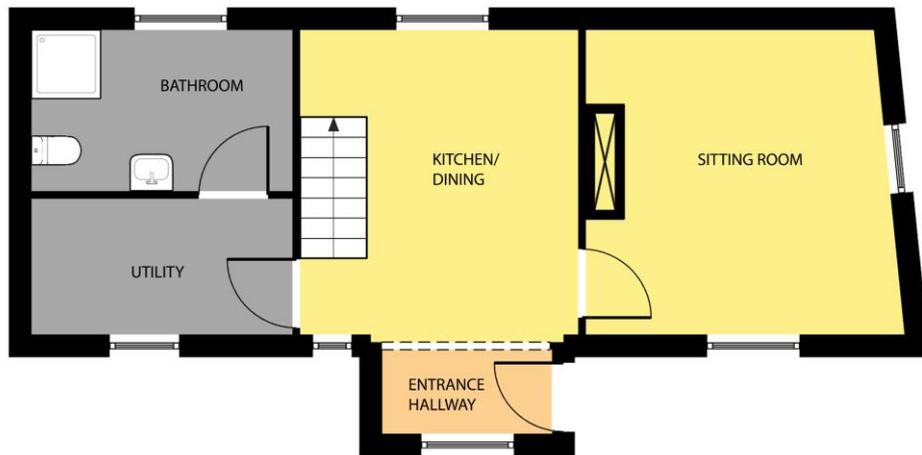
Services

- Private water, private sewerage, fibre broadband available.

BER BER F, BER No. 117751206



GROUND FLOOR

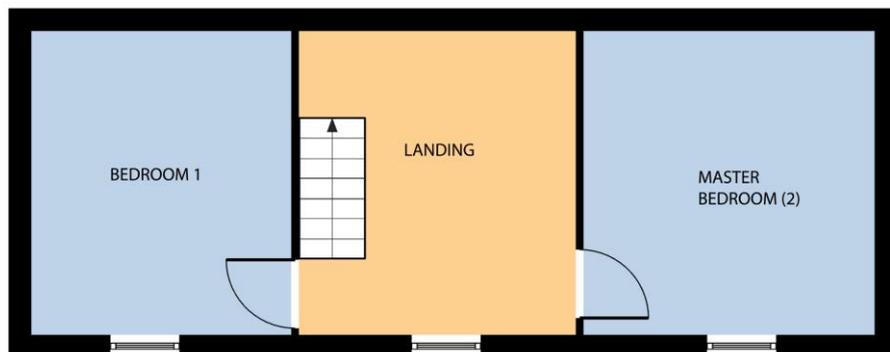


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Directions
Y25 FN34

FIRST 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 mis-statement. 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



NEGOTIATOR
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