



# Knockmore, Caim, Enniscorthy, Co. Wexford

## Y21W3P3

Guide Price: €395,000



## DESCRIPTION

Welcome to Knockmore, Caim

An exceptional opportunity to acquire a unique residential holding comprising two self-contained homes on the one site.

The property extends to approximately 0.54 acres and includes a Rofab three-bedroom bungalow, originally constructed in the 1970s, alongside a substantial five-bedroom, two-storey residence built circa 1988.

In addition to the residential accommodation, the property benefits from a range of outbuildings, including a substantial two-storey workshop and a large, self-contained games room extending to approximately 189m<sup>2</sup>, offering superb versatility and suitable for a wide variety of uses.

The property also benefits from full planning permission for a new percolation system, with all associated works to be completed prior to the closing of sale, providing added peace of mind to prospective purchasers.

Offering flexibility, space, and excellent potential for multi-generational living or investment, this is a rare opportunity in a peaceful rural setting.

## ACCOMMODATION

### The Rofab Bungalow 81.1sqm.

The Rofab bungalow, originally constructed circa the 1970s, offers bright and well-laid-out accommodation throughout, extending to a comfortable three-bedroom residence. The property is accessed via a welcoming front porch with tiled flooring and front-facing windows, leading into a spacious entrance hall finished with lino flooring. The living room is generously proportioned and enjoys a dual aspect, featuring a solid fuel stove with back boiler set within an attractive stone surround, creating a warm and inviting focal point.

The kitchen/dining area is fitted with built-in units and benefits from a rear-facing window, providing a functional space for everyday living. The accommodation is completed by a family bathroom, which is partially tiled and fitted with a bath, wash hand basin and WC.

There are three bedrooms, each offering comfortable proportions, built-in storage, and a mix of front and rear aspects. While the property is well laid out and full of potential, it would benefit from modernisation, offering purchasers an excellent opportunity to upgrade and personalise the home to their own taste.

### The Two-Storey Residence 162.4sqm.

The two-storey residence, constructed circa 1986, is a spacious and well-appointed five-bedroom home, offering generous accommodation ideal for family living. The property is entered via a tiled porch leading into a bright and welcoming interior. The kitchen is finished to an exceptional standard, featuring bespoke hardwood maple units, built-in appliances,





tiled flooring, a tiled splashback, and ample countertop space, creating a highly functional and stylish hub of the home. This flows seamlessly into the adjoining dining room, which is complemented by a bespoke wall-to-ceiling hardwood maple storage and display unit, matching the kitchen finish.



The ground floor also comprises a comfortable sitting room, a tiled hallway, a convenient downstairs WC, and a large, light-filled living room with tiled flooring, an open fire with stone surround, and built-in storage units, providing an ideal space for both relaxing and entertaining.



Upstairs, the property opens onto a spacious, carpeted landing, leading to five well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a bespoke panelled beam-effect ceiling and access to a private ensuite, complete with WC, wash hand basin, and electric shower. The remaining bedrooms are all thoughtfully laid out, many with built-in storage, including overhead wardrobes, a walk-in wardrobe, and custom-fitted units. One bedroom is currently in use as a study, offering additional flexibility for modern living. A fully tiled family bathroom completes the accommodation, fitted with a bath and overhead electric shower, WC, and wash hand basin.

Overall, this residence is presented in excellent condition throughout, with high-quality finishes and bespoke features, offering a superb family home with both comfort and style.



### **Games Room/ Entertainment Space 189.2 sqm.**

The property is further enhanced by a substantial stand-alone games room/entertainment space extending to approximately 189.2 sq.m., fully compliant with planning. This versatile unit comprises a comfortable lounge area, a raised timber floor dining space, a kitchen area, and a separate play zone, complete with a soft play section.

Offering exceptional flexibility, this space is suitable for a wide variety of uses, whether as a private entertainment area, a family games room, or for those seeking potential for childcare or home-based business use. A superb addition to the overall property, it provides a unique and valuable facility rarely found in residential holdings.



### **BER DETAILS**

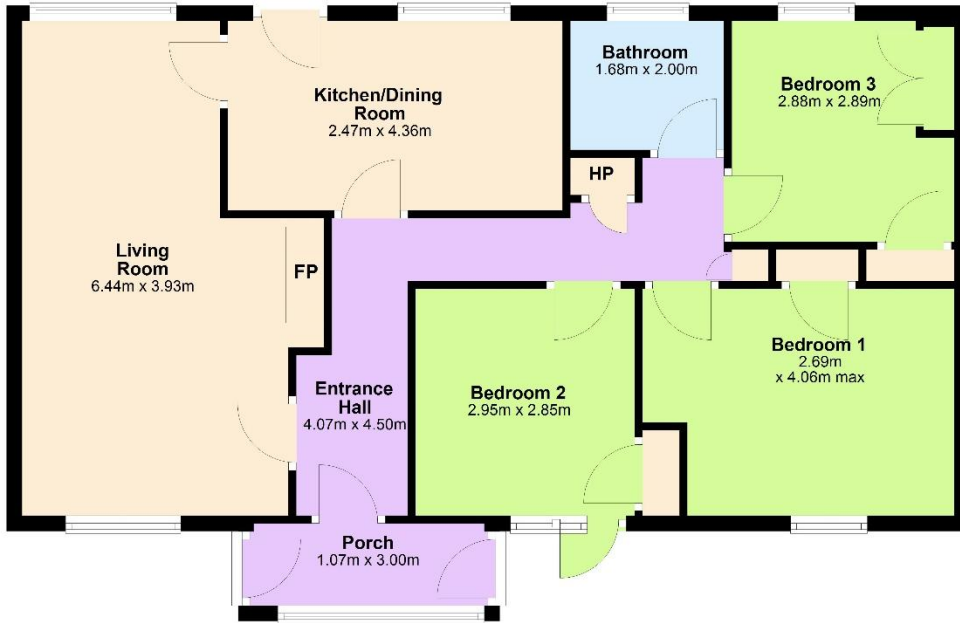
BER: E1

BER No: 119284099

Energy Performance Indicator: 323.62 kWh/m2/yr

### **GUIDE PRICE**

Guide Price: €395,000



Total area: approx. 81.1 sq. metres



Total area: approx. 162.4 sq. metres

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

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