

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballymotey More,  
Enniscorthy, Co. Wexford,  
Y21A0E3

**BER** B3

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



Nestled in the picturesque countryside, this charming detached bungalow offers a perfect blend of modern comfort and rural tranquility.

Boasting a generous 260 sq. m approx. of living space, this property features 3 bedrooms, 3 en-suites, a large reception room, a beautifully spacious kitchen/dining room, making it ideal for families or those seeking a peaceful retreat. The interior is beautifully designed with bright and spacious rooms that are bathed in natural light, creating a warm and inviting atmosphere. It briefly comprises of entrance hallway, to the right a sitting room with solid fuel stove. To the rear of the property lies the large kitchen/dining/living room with large utility. French doors lead to the side garden. Along the corridor are three large double bedrooms, all of which have en-suites, a family bathroom completes the accommodation on the ground floor.

Upstairs is a large playroom/games room which enjoys its own WC and a spacious attic room that has the potential for many difference uses.

The property's modern amenities and well-maintained grounds further enhance its appeal with a large detached garage, making it a truly desirable home for those looking to escape the hustle and bustle of city life. The gravel driveway sweeps around to the rear of the property with a vast expanse of lawn extends to the perimeter of the property.

Don't miss the opportunity to make this idyllic property your own and enjoy the best of country living.



## Accommodation

### Ground Floor

**Entrance Hall** 6.30m x 2.10m (20'8" x 6'11") at widest point:  
solid wood flooring

**Sitting Room** 5.00m x 4.50m (16'5" x 14'9"):  
carpet flooring, feature open fireplace

**Kitchen/Dining Room** 8.80m x 8.80m (28'10" x 28'10") at  
widest point:  
kitchen: tile flooring and backsplash, fitted kitchen units with  
breakfast bar. electric hob, electric oven, integrated  
dishwasher, dining/ living, solid wood flooring, double doors  
to side patio, feature fireplace with solid fuel stove

**Utility Room** 2.50m x 1.80m (8'2" x 5'11"):  
tile flooring, fitted storage units, plumbed for washing  
machine and dryer

**Bedroom 1** 3.30m x 3.58m (10'10" x 11'9"):  
laminated wood flooring

**En-Suite** 3.30m x 1.10m (10'10" x 3'7"):  
tile flooring and walls, shower, WC, wash hand basin

**Bedroom 2** 3.30m x 3.87m (10'10" x 12'8"):  
laminated wood flooring

**En-Suite** 3.30m x 1.10m (10'10" x 3'7"):  
tile flooring and walls, shower, WC, wash hand basin

**Bedroom 3** 4.10m x 4.00m (13'5" x 13'1"):

**En-Suite** 1.20m x 2.60m (3'11" x 8'6"):  
tile flooring and walls, shower, WC, wash hand basin

**Bathroom** 3.30m x 2.40m (10'10" x 7'10"):  
tile flooring and walls, bath, shower, WC, wash hand basin

### First Floor

#### Landing

**Games Room** 5.09m x 4.06m (16'8" x 13'4"):  
carpet flooring, velux window

**En-Suite** 5.09m x 2.61m (16'8" x 8'7"):  
tile flooring, freestanding Bath, WC, wash hand basin

**Attic Store** 5.09m x 6.94m (16'8" x 22'9"):  
carpet flooring





### Special Features & Services

Spacious detached accommodation of approx 2807 sq. ft. In excellent condition with a modern & stylish finish. Standing on beautiful large, landscaped Gardens and grounds.

Lovely Countryside views.

Large patio area with built- in lighting, ideal for outdoor dining.

Large, detached garage.

Superb location only minutes from N11, Enniscorthy town and Monageer Village.

**Services** Water from well and sewage from septic tank

**Included in the sale:**

Curtains, blinds, light fittings, electric hob, electric oven and integrated dishwasher.



GROUND FLOOR

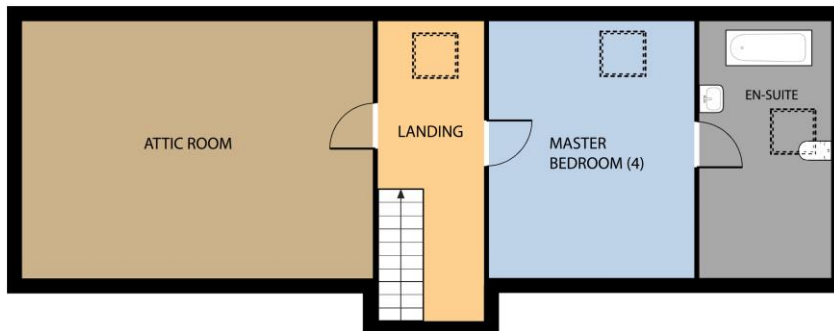


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Directions

FIRST FLOOR



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