



Tomnalossett, Enniscorthy, Co. Wexford

Y21A3T2

Guide Price: €395,000



DESCRIPTION

This impressive four-bedroom detached residence extending to approximately 122 sq. m., built in 1979, sits on a generous half-acre site in the highly sought-after townland of Tomnalossett, just on the outskirts of Enniscorthy Town Centre. The property enjoys a superb location, less than a five-minute drive from the town centre, while the renowned Enniscorthy Golf Club is less than a one-minute drive, making it ideal for golf enthusiasts.



Presented in pristine condition throughout, this home offers bright and spacious accommodation with four generously sized bedrooms. Outside, the property is further enhanced by a tarmac driveway and beautifully manicured gardens, providing both privacy and space in a peaceful countryside setting.



The property also benefits from excellent transport links, with frequent bus services from Enniscorthy operating approximately every half hour to Dublin Airport, while Enniscorthy Railway Station provides regular rail services on the Dublin Connolly–Rosslare railway line, offering convenient access to Dublin and the southeast.

Combining space, location, excellent presentation, and strong connectivity, this property presents a wonderful opportunity for any homeowner seeking a quality residence close to all the amenities of Enniscorthy.



ACCOMMODATION

Porch: 1.33m x 1.84m (4'4" x 6').

Bright and welcoming porch with tiled flooring, large floor-to-ceiling windows, and a sliding door, providing excellent natural light and enhanced security.

Entrance Hallway: 3.77m x 9.56m (12'4" x 31'4").

Neutrally styled entrance hallway with engineered wood flooring, creating a warm and welcoming first impression.

Living Room: 4.13m x 4.17m (13'7" x 13'8").

Bright living room with a large window overlooking the front of the property, allowing for excellent natural light. Features engineered wood flooring with a solid fuel stove set on a striking black marble hearth, creating a warm and inviting focal point.



Dining Room: 2.59m x 4.17m (8'6" x 13'8").

Well-proportioned dining room with engineered flooring, a window to the side of the property providing natural light, and a door leading through to the kitchen.



Kitchen: 2.98 x 5.62m (2.98 x 18'5").

Timber-effect flooring with white shaker-style units, complemented by black laminate countertops and a tiled splashback. A window overlooks the rear of the property and the beautifully manicured gardens, allowing for plenty of natural light.

Utility Room: 1.54m x 1.83m (5'1" x 6').

Tiled flooring with partially tiled walls, offering practical workspace and storage. Door leading to the WC.

WC: 1.54m x 2.24m (5'1" x 7'4").

Fully tiled with WHB and WC, previously plumbed for a shower, offering potential for conversion to a shower room.



Bedroom 1: 2.98m x 4.11m (9'9" x 13'6").

Bright and spacious bedroom with laminate flooring and a window overlooking the rear of the property, allowing for plenty of natural light.

Bedroom 2: 3.77m x 2.83m (12'4" x 9'3").

Well-proportioned bedroom with laminate flooring, built-in wardrobes providing excellent storage, and a window to the front of the property allowing for good natural light.



Bathroom: 2.98m x 2.31m (9'9" x 7'7").

Tiled flooring with partially tiled walls, featuring a corner shower, WC, and WHB.

Bedroom 3: 2.60m x 3.00m (8'6" x 9'10").

Bright bedroom with laminate flooring, built-in wardrobes, and a window overlooking the front of the property.

Bedroom 4: 2.60m x 3.19m (8'6" x 10'6").

Laminate flooring and a window to the front of the property, currently used as both a home office and single bedroom.



BER DETAILS

BER: D1

BER No: 118603919

Energy Performance Indicator: 248.5 kWh/m²/yr

ASKING PRICE

Guide Price: €395,000

Ground Floor



Total area: approx. 122.2 sq. metres

FURTHER INFORMATION/VIEWING

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

For further information please contact:

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