

For Sale

Asking Price: €480,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tinraheen, The Ballagh,
Enniscorthy,
Co. Wexford. Y21 PT93.

BER B3

sherryfitz.ie



Welcome to this beautiful & modern five bedroom countryside home sitting on approx. 0.91 acre of private gardens. Boasting a light filled family home with five double bedrooms, wooden flooring, great storage spaces, and detached garage. Conveniently located a short drive to the village of Ballaghkeen & approx. 13km from Enniscorthy town and less than 10 km from the new N11 giving easy access to commuting options.

This charming and beautiful home will appeal to buyers looking for a property with a modern design where emphasis has been placed on light and space all provided in this 293.2sqm of living space.

The large sitting room opens to the kitchen dining area with a sunroom off, the fully equipped kitchen lies to the rear of the house, it has plenty of natural light and an adjoining utility. A bathroom and three bedrooms (main ensuite) complete the layout on this floor. Two double bedrooms and a second bathroom are on the first floor.

The site is surrounded by farmland yet with neighbours to hand and provides a quiet space with beautiful rural views.

The property is further enhanced by its prime location. Convenience is the key, and for access to Enniscorthy and a wide variety of recreational facilities and clubs, there is no better.

View and be impressed!



Accommodation

Entrance Hall 2.0m x 4.1m (6'7" x 13'5"): Spacious hallway with wooden flooring.

Hallway 7.7m x 5.5m (25'3" x 18'1"): With wooden flooring and coat room off.

Living Room 8.0m x 5.9m (26'3" x 19'4"): Large room with wooden flooring and feature fireplace and doors to kitchen/dining room.

Kitchen 6.8m x 5.2m (22'4" x 17'1"): Light filled room with a good array of fitted kitchen units with island unit, cooker, hob and extractor fan, fridge freezer and dishwasher included. With wooden floor and lovely tiling.

Utility Room 2.3m x 3.9m (7'7" x 12'10"): Offering great storage, with washing machine and dryer.

Sunroom 4.7m x 3.3m (15'5" x 10'10"): With lovely views over the side garden.

Master Bedroom 4.5m x 5.9m (14'9" x 19'4"): Double room with views over the front garden.

Ensuite 1.8m x 2.0m (5'11" x 6'7"): With lovely tiling, wc, whb and shower.

Walk in wardrobe 3.3m x 3.6m (10'10" x 11'10"): Lovely size or all those wardrobe needs.

Bedroom 2 4.5m x 5.4m (14'9" x 17'9"): Double room with wooden flooring.

Bedroom 3 3.3m x 4.0m (10'10" x 13'1"): Double room with wooden flooring.

Main Bathroom 2.0m x 3.8m (6'7" x 12'6"): With lovely tiling, corner bath, we & whb.

FIRST FLOOR

Landing 5.5m x 5.4m (18'1" x 17'9"):

Storage 3.4m x 2.6m (11'2" x 8'6"): storage room or office

Bathroom 3.3m x 2.5m (10'10" x 8'2"): With lovely tiling, wc, whb and shower.

Bedroom 4 4.1m x 6.3m (13'5" x 20'8"): Double room with wooden flooring.

Walk in wardrobe 2.0m x 2.6m (6'7" x 8'6"): Great storage space.

Bedroom 5 4.7m x 6.3m (15'5" x 20'8"): Double room with wooden flooring.

Detached garage lovely size.





TOTAL: 293 m²
 1st floor: 206 m², 2nd floor: 87 m²
 EXCLUDED AREAS: STORAGE: 8 m², WALLS: 17 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Special Features & Services

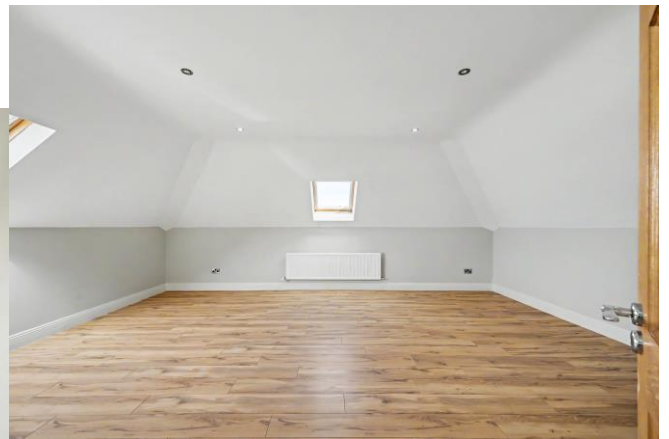
- Modern & stylish 5-bedroom home (main ensuite) c.3153 sq ft approx.
- Ready for immediate occupation.
- On about 0.91 acre of gardens.
- Countryside Location.
- Modern light filled home built in 2005.
- Boasting a large, detached garage.
- Located on a quiet country road.
- Services:
- Mains water and sewage to septic tank on site.
- Included in the sale: Carpets, curtains, blinds, light fittings, and all white goods.

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