

# For Sale

Asking Price: €395,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



'Oak Ridge',  
Clonhaston, Enniscorthy,  
Co. Wexford. Y21 A7D4

**BER** D1

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





'Sherry Fitzgerald O' Leary Kinsella' is proud to offer this exclusive home at 'Oak Ridge' to the market. An excellent opportunity to acquire an architect designed substantial home in a quiet setting, boasting detached garage, superb gardens and only minutes' drive to Enniscorthy town and the M11.

There is an abundance of living accommodation with a large sitting room, a living room, a kitchen/ dining, a sunroom, a utility, guest WC, and the two of four bedrooms on the ground floor. On the first floor there are two well proportioned bedrooms and family bathroom.

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. Boasting being a short drive to the M11, making it very accessible to Gorey & Wexford towns and only about 1 hour from Dublin.

Externally the property is set on 0.51 acre approx. of landscaped grounds. The gardens are mature ensuring privacy. This fine home has been well maintained.

'Oak Ridge' Clonhaston is sure to appeal to a wide variety of discerning purchasers and viewing is highly recommended to really appreciate the location, privacy, and everything this property has to offer.

View and be impressed!





## Accommodation

**Entrance Hall** 4.11 (13'6") m x 19.08 (62'7") m widest point:  
Carpet flooring

**Sitting Room** 4.66 (15'3") m x 3.66 (12') m at widest point:  
Carpet flooring, feature fireplace, feature bay window

**Living Room** 3.73 (12'3") m x 3.66 (12') m, carpet flooring:  
feature fireplace with inset stove, double glass sliding doors  
to sunroom

**Kitchen/Dining** 3.01 (9'11") m x 4.22 (13'10") m at widest  
point: tile flooring and backsplash, fitted kitchen units, electric  
oven, electric hob, fridge freezer, dishwasher.

**Sunroom** 3.01 x 3.01m (3.01 x 9'11"): solid wood flooring,  
vaulted wooden ceiling.

**Utility Room** 3.00 x 2.42m (3.00 x 7'11"): tiled flooring, inbuilt  
storage units, washer, and dryer

**Bathroom** 3.51 (11'6") m x 3.20 (10'6") m at widest point: tile  
flooring, WC, inbuilt vanity with wash hand basin, bath, bidet,  
electric shower

**Bedroom** 5.20 x 3.67 (12') m at widest point: carpet flooring,  
inbuilt storage units, feature bay window

**FIRST FLOOR** 3.00 (9'10") m x 2.91 (9'7") m at widest point:  
Carpet flooring

**Bedroom 1** 4.30 (14'1") m x 4.61 (15'1") m at widest point:  
carpet flooring, inbuilt wardrobes, and storage units

**Bathroom** 1.50m x 1.18m (4'11" x 3'10"): tile flooring and  
shower, WC, wash hand basin, heated towel rail

**Bedroom 2** 4.30 (14'1") m x 3.68 (12'1") m at widest point:  
carpet flooring, inbuilt wardrobes, and storage units

**Detached garage**





### Special Features & Services

- Impressive four bed detached dwelling c. 261 sqmts.
- Lovely countryside setting yet a convenient location 2.2km from Enniscorthy Town.
- Mature private gardens with detached garage.
- In lovely condition and ready for immediate occupation.
- Beautiful Landscaped Gardens of c 0.51 acres.
- Close to M11 and approx. 1 hour drive from Dublin.
- **Services**
- Private septic tank, mains water, Fiber broadband available in the area.
- **Included in the sale:**
- Some new carpets, curtains, blinds, light fittings, hob, oven, and dishwasher.

### BER D1





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 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.

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FIRST FLOOR



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