

# For Sale

Price Region €395,000



SOUTH EAST  
ESTATES



Milltown,  
Ferns  
Co.Wexford  
Y21 C6Y1



A truly remarkable and distinctive four bedroomed home brought to the market in show house condition on 1.6 acre grounds in a most convenient location close to Ferns village and the main N11.

South East Estates  
Tel: 053 900 7239 Email: [info@southeastestates.ie](mailto:info@southeastestates.ie)  
<https://www.seestates.ie>

A truly remarkable and distinctive four bedroomed home brought to the market in show house condition on 1.6 acre grounds in a most convenient location close to Ferns village and the main N11. This charming and beautiful home will appeal to buyers looking for a property in walk in condition where emphasis has been placed on comfort and cosiness with a liberal use of warm colours and cleverly designed interior making the most of its traditional features.

The impressive accommodation which extends to 1830 sq ft approx comprises entrance hall with original parquet flooring leading to a gracious light filled living room with feature solid fuel stove, off the right of the entrance hall is a reception room with open fireplace and cosy living, kitchen/ dining room to the rear , step outside to the utility room which provides a shower room. Upstairs there are four bedrooms, two with walk in wardrobe`s, and family bathroom.

Externally the property is set on 1.6 acre approx. , on entry there is a sweeping driveway with the manicured private gardens adorned with mature tree specimens, beautiful clematis and an array of shrubbery providing a riot of colour and interest throughout the year. There are various area`s on the grounds benefiting from the sun with views over the countryside and Ferns Castle, all perfect for those summer evening barbeques!

To the rear of the property which used to be a mushroom business is a large concrete area with separate access from the road. The mushroom tunnels can be cleared on completion of sale. There is a large detached garage to the rear also.

Located within just 2 km from Ferns Village and main N11 this is an ideal location! Countryside setting yet most convenient to all amenities and public transport in Ferns village and being just off the main N11 making it easy commuting distance for Dublin and surrounds. A 30 minute drive away are some of Wexford`s finest award winning beaches.

This property is a real gem! Simply Stunning viewing is a must!



## ACCOMMODATION

### Ground Floor

**Entrance Porch:** tiled floor

**Entrance Hall** 18'1" (5.51m) x 5'7" (1.7m) parquet flooring, dado rail

**Living Room** 20'8" (6.3m) x 12'2" (3.71m) open fireplace with solid fuel stove inset, decorative coving, dual windows providing light throughout

**Sitting Room** 14'2" (4.32m) x 12'6" (3.81m) open fireplace, decorative coving

**Kitchen/Dining Room** 11'6" (3.51m) x 12'6" (3.81m) fully fitted kitchen, tiled splash back, door to rear patio and utility room

**Pantry** 2'8" (0.81m) x 9'6" (2.9m)

**Outside Utility Room** 9'6" (2.9m) x 11'2" (3.4m)

**Shower Room** electric shower, tiled floor

### First Floor

**Master Bedroom 1** 13'2" (4.01m) x 12'6" (3.81m) Walk in wardrobe

**Bedroom 2** 13'6" (4.11m) x 12'6" (3.81m) Walk in wardrobe

**Bedroom 3** 11'10 (3.61) x 9'3 (2.82m)

**Bedroom 4** 11'10 (3.61) x 9'3(2.82m)

**Bathroom** 9'6 (2.9m) x 7'7 (2.31m)

**Detached Garage**



## FEATURES

- Showhouse condition throughout
- Accommodation extending to ft approx
- uPVC double glazed windows
- Oil fired central heating
- Standing on 1.6 acre approx.
- Countryside scenic views
- Close to Ferns village & Main N11

## SERVICES

- Private sewerage & mains water, electricity

## DIRECTIONS

Y21C6Y1



## 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 misstatement. 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

FIRST FLOOR



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