

For Sale

Asking Price: €390,000

**Sherry
FitzGerald**
O'Leary Kinsella



Killann, Enniscorthy,
Co. Wexford,
Y21 NW6V

BER A3

sherryfitz.ie



This very attractive home is truly special, tucked away in an idyllic countryside setting in the quiet, charming village of Killann; a place renowned in ballad and song.

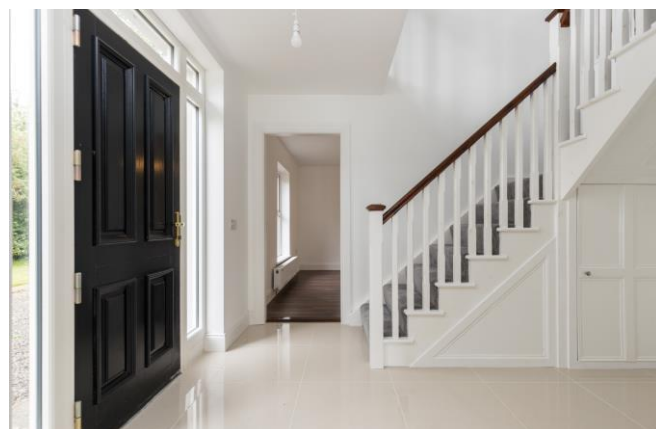
Sitting in spacious grounds and exuding old world charm, this house offers the new owner a quiet country residence, and is only a short 12km drive to Enniscorthy and the motorway network.

At approximately 152 sqm. of living space, this home is ready to make uniquely your own; awaiting the personality of a new owner.

The entrance hall is light filled; to the left lies the living room with solid fuel stove, while to the right is an open plan kitchen/dining/sunroom with fitted kitchen, and double doors opening to the south facing garden. A utility and a guest WC complete the accommodation on the ground floor. On the first floor are four bedrooms, the master bedroom enjoying its own ensuite, and a family bathroom.

A gated gravel driveway leads in around to the rear of the house and provides ample room for parking.

Viewing is highly recommended in order to fully appreciate everything this lovely home has to offer.



Accommodation

Entrance Hall 3.53m x 2.90m (11'7" x 9'6") at widest point: tile flooring

Sitting room 6.70m x 3.60m (22' x 11'10"), laminate wood flooring: feature fire place with solid fuel stove

Kitchen/dining 6.70m x 3.60 (22' x 3.60): tile flooring, fitted kitchen units, electric oven, electric hob, integrated dishwasher, integrated fridge freezer, opening to sunroom

Sun Room 3.30m x 3.95m (10'10" x 13'): tile flooring, vaulted ceiling, double doors to south facing garden

Utility Room 1.58m x 2.90m (5'2" x 9'6"): tile flooring, plumbed for washing machine and dryer

Guest W.C 1.40m x 2.90m (4'7" x 9'6"): tile flooring and shower, shower, wash basin

First Floor

Landing 4.80m x 3.30m (15'9" x 10'10") at widest point: carpet flooring

Bedroom 1 3.08m x 3.52m (10'1" x 11'7"): carpet flooring

Bedroom 2 3.53m x 3.20m (11'7" x 10'6") at widest point: carpet flooring

Bedroom 3 2.53m x 3.60m (8'4" x 11'10"): carpet flooring

Master Bedroom 3.07m x 4.20m (10'1" x 13'9") at widest point: carpet flooring

Ensuite 0.90m x 3.15m (2'11" x 10'4"): tile flooring and walls, shower, WC, wash hand basin

Services

sewerage system, group water scheme.

BER BER To be confirmed





Special Features

Showhouse condition & Central village location

Grant Vortex oil burner

Roof solar water heating panels

Burlington bathroom suite

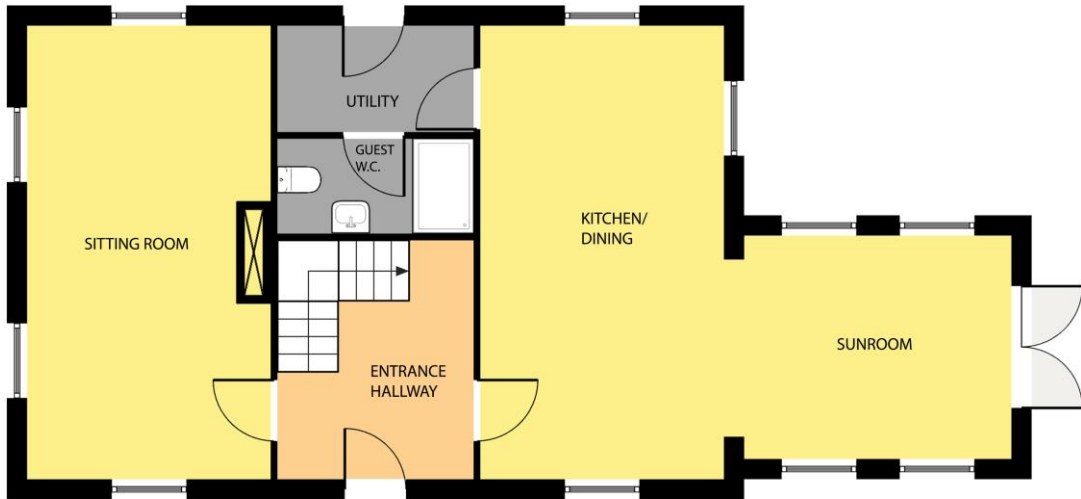
Entrance gates wired for electricity + access panel

Group water scheme

Biocrete septic tank

Attic floored for storage

GROUND FLOOR

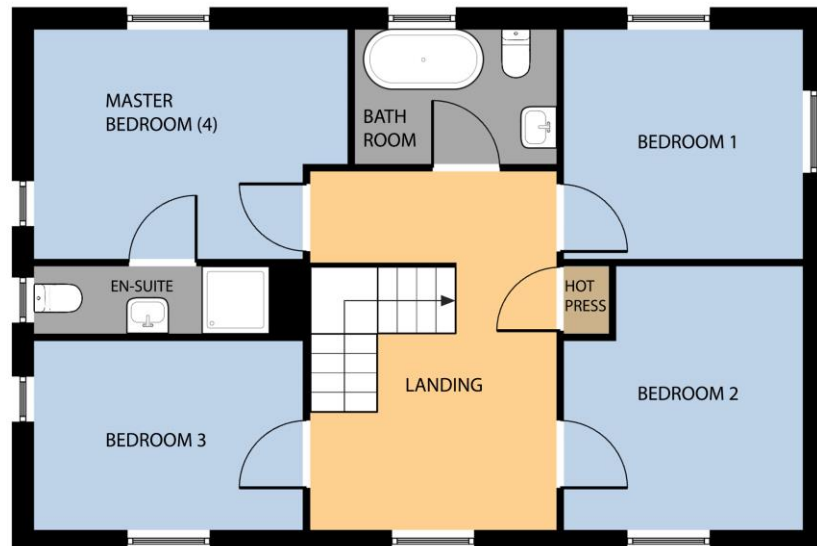


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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Directions
Y21 NW6V

FIRST FLOOR



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NEGOTIATOR

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