

For Sale

Asking Price: €260,000

**Sherry
FitzGerald**
O'Leary Kinsella



Clonmore Upper, Glenbrien,
Enniscorthy,
Co. Wexford. Y21 VOV9



sherryfitz.ie



'Clonmore Upper' is a beautiful quaint countryside 1-bedroom cottage conveniently located approx. 7.5km from Enniscorthy town and approx. 6km from the M11, giving easy access to commuting options.

This charming and beautiful home will appeal to buyers looking for a home in the quiet countryside, the garden is a delight and boasts a large block shed, pond, patio area and so much more. Boasting two entrances with great access to the rear of this fine home. In nice condition but in need of a little finishing off. The emphasis has been placed on comfort and coziness all provided in this 82.9 sqm approximately of living space. The sitting room lies to the front of the house with adjoining kitchen/dining to the rear. A master bedroom, office and bathroom complete the accommodation.

The site is surrounded by a large mature garden 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.

Viewing is strongly recommended to appreciate all that this exceptional home has to offer.



Accommodation

Entrance Porch 2.16m x 2.07m (7'1" x 6'9"): tile flooring

Entrance Hall 1.13m x 5.06m (3'8" x 16'7"): laminate wood flooring

Sitting Room 4.51m x 3.25m (14'10" x 10'8"): laminate wood flooring, feature open fireplace, in-built storage units

Kitchen/Dining 4.52m x 3.76m (14'10" x 12'4"): tile flooring and backsplash, fitted kitchen units, electric oven, gas hob, fridge freezer, integrated dishwasher

Utility Room 1.94m x 1.80m (6'4" x 5'11"): laminate wood flooring, plumbed for washing machine and dryer, timberclad ceiling

Study 3.30m x 2.48m (10'10" x 8'2"): laminate wood flooring

Bathroom 3.25m x 2.45m (10'8" x 8'): tile flooring and walls, bath, shower, WC, wash hand basin

Master Bedroom 4.51m x 3.10m (14'10" x 10'2"): laminate wood flooring



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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Special Features & Services

- Charming Cottage 888 sq ft approx.
- Beautiful, landscaped gardens of approx. 0.54 acres.
- Large block garden shed/workshop.
- Excellent parking to rear of cottage.
- Countryside Location.
- In need of upgrading.
- Double glazed windows.
- **Services**
- Oil fired central heating.
- Septic tank & Water to well on site.
- **Included in the sale:**
- Blinds, Cooker, hob & extractor fan, fridge freezer.

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NEGOTIATOR

Ruth Willoughby
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

John A Sinnott & Co
Solicitors
Market Square
Enniscorthy
Co. Wexford

sherryfitz.ie

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