

For Sale

Asking Price: €265,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tomnalossett,
Enniscorthy,
Co. Wexford. Y21D2YO

BER D2

sherryfitz.ie



'Sherry FitzGerald' are proud to present to the market this 3-bed detached home dating back over 100 years located in the beautiful Wexford countryside.

This home is full of character and charm with an array of separate gardens with an abundance of flowering plants, shrubs and tree's a, garage and shed.

In the village of Tomalossett and only minutes from Enniscorthy town center, this well maintained three-bedroom property will make a great family home.

There is an abundance of living accommodation with a sitting room, a cozy living room, a separate dining room and kitchen on the ground floor. On the first floor there are four well proportioned bedrooms (originally two but sub-divided, can easily be changed back) and a family bathroom.

The property is further enhanced by its prime location and not being overlooked.

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

Ground Floor

Entrance Porch 1.26m x 5.32m (4'2" x 17'5"): Tile Flooring

Entrance Hallway 3.94m x 3.42m (12'11" x 11'3"): Tile Flooring

Sitting Room 3.90m x 3.34m (12'10" x 10'11"): Carpet Flooring

Living Room 4.00m x 4.51m (13'1" x 14'10"): Tile Flooring, feature brick fireplace with solid fuel stove

Dining Room 2.20m x 3.32m (7'3" x 10'11"): Tile Flooring

Kitchen 2.19m x 2.93m (7'2" x 9'7"): Tile flooring & backsplash, fitted kitchen units, electric cooker

First Floor

Landing 0.88m x 9.32m (2'11" x 30'7"): Carpet Flooring

Bedroom 1 3.98m x 1.95m (13'1" x 6'5"): Solid wood flooring

Bedroom 2 2.98m x 2.06m (9'9" x 6'9"): Solid wood flooring

Bedroom 3 2.92m x 2.20m (9'7" x 7'3"): Solid wood flooring

Bedroom 4 3.91m x 2.17m (12'10" x 7'1"): Solid wood flooring

Bathroom 2.96m x 2.59m (9'9" x 8'6"): Solid wood flooring, tile walls, bath, shower, wc, whb





Special Features & Services

- Spacious Accommodation of approximately 1280 sq ft
- Private countryside setting.
- Walk in Condition and options to explore extending (subject to planning)
- Landscaped gardens.
- Garage and sheds.
- Good parking.

Services:

- Well water and septic tank.
- Oil fired central heating.

BER D2, BER No. 114627813



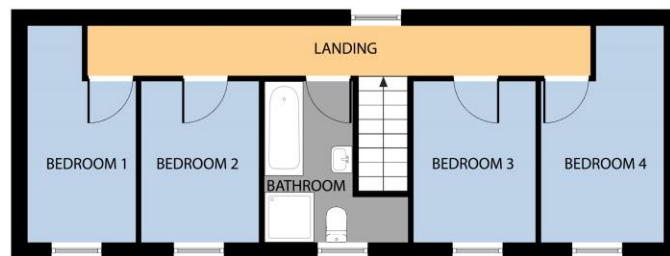
GROUND FLOOR



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



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