

FOR SALE

AMV: €495,000

File No. d680.BF



Woodlands, Enniscorthy, Co. Wexford

- Set on a mature private site amidst the rolling hills of county Wexford just outside the town of Enniscorthy and only a couple of minutes' drive from the M11. This well-located property is positioned only 10 minute's drive from Enniscorthy Town, 35 minute's from Wexford, 35 minute's from Waterford, 55 minute's from Kilkenny and a little over an hour from Dublin City. This is a peaceful scenic location steeped in history and natural beauty only a 10 drive from the beautiful Castledockrell Hill public walk.
- Spacious architect designed 4 bedroomed detached bungalow constructed in 2003 and finished to an exceptionally high standard. Tastefully decorated in an attractive neutral pallet with a keen eye for detail and the taste for quality prevailing throughout.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Woodlands, Enniscorthy, Co. Wexford

Set on a mature private site amidst the rolling hills of county Wexford just outside the town of Enniscorthy and only a couple of minutes' drive from the M11. This well-located property is positioned only 10 minute's from Enniscorthy Town, 35 minute's from Wexford, 45 minute's from Waterford, 55 minute's from Kilkenny and a little over an hour from Dublin City. This is a peaceful scenic location steeped in history and natural beauty only a 10 minute drive from the beautiful Castledockrell Hill public walk.

This architect designed 4 bedroomed detached family bungalow was constructed in 2003 and finished to an exceptionally high standard including coving/centre pieces, 2.6m ceiling height, polished porcelain and travertine tiled flooring, hard wood internal doors, bespoke hand-crafted oak kitchen units, electric Aga and stylish bathrooms. Presented in pristine condition, tastefully decorated in an attractive neutral pallet with a keen eye for detail and the taste for quality prevailing throughout.



Nicely positioned on a c. 1.04 acre site surrounded by mature gardens offering complete privacy. The gardens were professionally landscaped and planted with a lovely collection of native trees, ornamental trees, flowering shrubs and some very productive Beauty of Bath heritage apple trees. Approached through a gated entrance with extensive gravelled drive and forecourt. The external space here is really quite special and offers the true definition of a room or in this case rooms outside. The main patio area surrounds the garden room and has built-in seating providing the perfect setting for family get-togethers and Barbeques. For a quiet moment to enjoy the bird song or read your favourite book you can choose the Wisteria covered pergola or the very private circular patio area. For the energetic there is also an Astra-turf tennis court (in need of repair). Detached garage 6.26 x 6.39 with motorised roller shutter doors, pedestrian door, power sockets, lights, water pump and central heating boiler. Attic with attic ladder and part floored for storage.

Locality – This is a peaceful scenic location steeped in history and natural beauty. There is a wealth of natural beauty spots to explore including Killealy Forest Walk, Vinegar Hill, Cullentra, Ballycrystal, Borodale fishing and forest walk, Bree Hill, and the beautiful Slaney River Walk from the promenade in Enniscorthy Town to name but a few. There is also an endless choice of sporting clubs and leisure activities to entertain every member of the family. Within easy reach you will find golf, soccer, GAA, rugby, boxing, athletics, cycling and swimming.





ACCOMMODATION

Entrance Hallway	3.70m x 4.70m	With polished porcelain tiled floor, picture rail, coving, centre piece and chandelier.
Guest Toilet	1.53m x 1.33m	Fully tiled with w.c. and w.h.b.
Cloak Room	2.42m x 1.66m	With polished porcelain tiled floor, hanging Space, storage shelves and shoe shelving.
Living Room	6.56m x 5.97	With feature marble open fireplace, coving, centre piece, chandelier and wall lights. Door to:
Garden Room	6.13m x 4.79m(max)	With recessed lighting, coving, timber floor, French doors to outside and door to:
Kitchen	5.97m x 4.82m	With excellent range of fitted solid oak units, granite worktop, hob, extractor, microwave, double oven, American style fridge freezer, Electric Aga, recessed lighting and travertine tiled floor. Island unit with granite worktop, storage presses and breakfast table and chairs.
Utility Room	2.91m x 1.90m	With excellent range of built-in storage presses, washing machine, tumble dryer, sink unit, travertine tiled floor and door to outside.



ACCOMMODATION

Inner Hallway	14.35m x 1.08m	With polished porcelain tiled floor and door to outside.
Snug	3.11m x 2.93m	
Office/Study	3.22m x 2.94m	With office desk and chair included.
Bathroom	2.90m x 2.86m	Fully tiled with corner jacuzzi bath, w.c., w.h.b. and heated towel rail.
Bedroom 1	5.35m x 3.84m	With walk-in wardrobe and shower room ensuite. Bedroom furniture included.
Ensuite	2.61m x 1.94m	Fully tiled, shower stall, vanity w.h.b., w.c. and heated towel rail.
Walk-in Wardrobe	2.00m x 1.94m	Fully fitted
Bedroom 2	4.35m x 3.62m	With excellent range of built-in wardrobes and shower room ensuite.
Ensuite	1.95m x 1.45m	Fully tiled with shower stall, w.c. and w.h.b.
Hotpress		With dual immersion.
Bedroom 3	3.08m x 3.16m	With built-in wardrobe and shower room ensuite.
Ensuite	1.96m x 1.36m	Fully tiled, shower stall, w.c. and w.h.b.
Bedroom 4	3.72m x 3.37m	With built-in wardrobes.

Total Floor Area: c. 264 sq.m. (c. 2,841 sq.ft.)







Features

- Spacious family bungalow
- Generously proportioned light filled reception rooms
- Presented in pristine condition

Outside

- 0.42 hectare/1.04 acre site
- Gravelled drive/forecourt
- Extensive paved patio areas
- Professionally landscaped gardens
- Detached garage 6.26 x 6.30

NOTE: All carpets, blinds, hob, extractor, double oven, microwave, dishwasher, American style fridge freezer, electric Aga, washing machine, tumble dryer, the furniture in master bedroom, most light fittings and most curtains are included in the sale. The light fittings in the garden room and masterbedroom and the curtains in bedroom 4 are expressly excluded from the sale.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: For Sale Sign. **Eircode Y21C2P6**

- Superb location only 10 minutes' from Enniscorthy Town
- Quiet country setting
- Less than 5 minutes' drive from Monart Destination Spa.

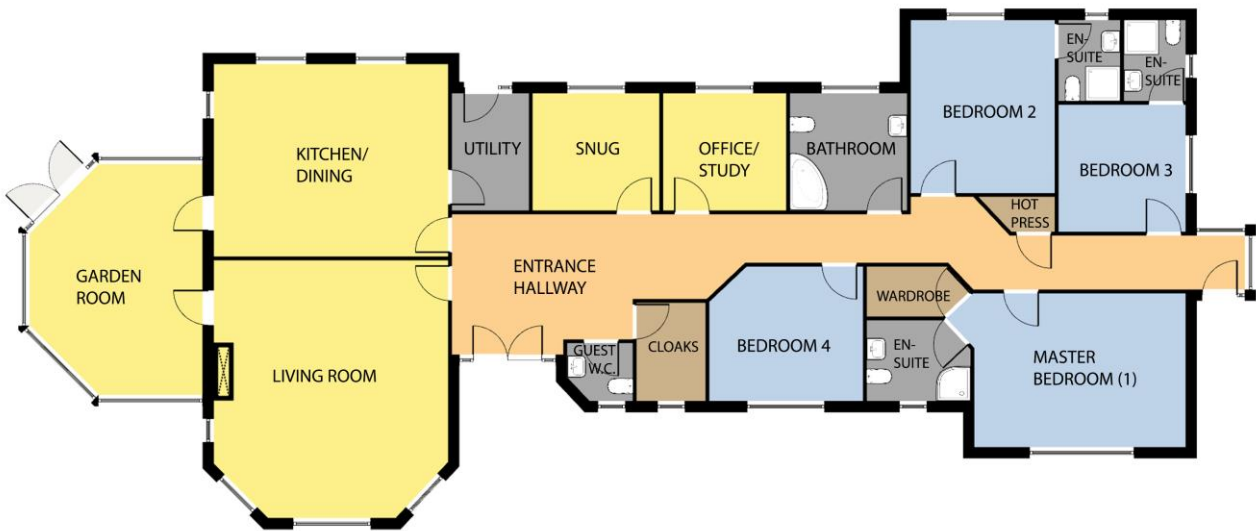
Services

- Mains electricity
- Private water supply
- Septic tank drainage
- Oil fired underfloor central heating
- Fibre Broadband
- Alarm





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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Building Energy Rating (BER): C2 BER No. 117160317
Energy Performance Indicator: 186.24 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141