

# FOR SALE

AMV: €350,000

File No. D846.CWM



## Tomadilly, Marshallstown, Enniscorthy, Co. Wexford Y21 H952

- Kehoe & Assoc. are proud to present to the market this beautiful 4-bedroom dormer bungalow in immaculate condition.
- Located a mere 1km from quant village of Marshallstown, only 2.8km from the N80 / M11 road network and 7km from Enniscorthy town.
- The property was built in 2000 and extends to c. 168 sq.m.
- The gardens offer superb Mountain View's and are in pristine condition including a tarmac driveway.
- Accommodation comprises of an entrance hall, dining room, office (ground floor fourth bedroom with nearby shower room), sitting room, sunroom, kitchen, utility and shower room. Upstairs is the master bedroom ensuite, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## **Tomadilly, Marshallstown, Enniscorthy, Co. Wexford Y21 H952**

Kehoe & Assoc. is delighted to introduce to the market a beautifully maintained 4-bedroom dormer bungalow, exemplifying pristine living conditions. Situated just 1km from the village of Marshallstown, this home offers the perfect blend of tranquillity and connectivity, being a mere 2.8km from the N80/M11 road network and just 7km from Enniscorthy town. Constructed in the year 2000, this impressive property extends approximately 168 square meters. The gardens, meticulously cared for, provide stunning mountain views and are complemented by the smooth finish of a tarmac driveway, sheltered alfresco dining area and steel storage shed.

Upon entering the home, you'll find an elegant entrance hall leading to various functional and inviting spaces. The accommodation includes a spacious dining room with feature granite fireplace, a versatile office that serves as a ground-floor fourth bedroom, adjacent to a convenient shower room. The sitting room extends into a sunroom, offering ample light and a seamless transition between indoor and outdoor enjoyment. The well-appointed kitchen is complemented by a practical utility area. On the upper floor, a spacious master bedroom with an ensuite awaits, alongside two additional bedrooms and a thoughtfully designed family bathroom, ensuring comfort and privacy for all occupants. This property truly combines the best of idyllic rural charm with modern convenience.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



## ACCOMMODATION

Entrance Hall	5.36m x 2.47m	Solid timber floors throughout, coving, ceiling rose, electric points and phone points/broadband data points.
<i>Through to:</i> Dining Room/Second Sitting Room	4.46m x 4.20m	Solid timber floors, feature fireplace with cast iron insert and gas fire and dressed with a granite stone surround, dual aspect lighting with large window overlooking front garden and superb mountain range views and window overlooking rose garden to the side. Electric points, tv points, coving and ceiling rose.
Sitting Room	5.27m x 4.35m	Carpeted flooring throughout, feature fireplace with cast iron and gas insert, dressed with timber surround, coving, ceiling rose, large window overlooking rear garden, electric points, tv points.
Sunroom	4.18m x 3.73m	Perfectly positioned south westerly location with solid timber floors throughout, French doors leading out to the southerly side and rear garden, coving, ceiling rose, double glass doors leading back to central sitting room, wrap around windows with remarkable mountain range views.
Office/Bedroom 4	4.43m x 3.27m	Carpeted flooring throughout, large window overlooking front driveway, tv points and electric points, coving, ceiling rose.
Kitchen/Dining Room	4.49m (max) x 4.11m (max)	Lino, fully fitted kitchen with floor and eye level cabinets, stainless steel sink and drainer, ample worktop space with tiled splashback and large window overlooking rear garden, Powerpoint double electric oven, pantry space, undercounter Hoover fridge, 4 ring electric hob with extractor fan and coving.
Utility Room	1.95m x 1.76m	Tiled flooring, counter space with tiled splashback and wall mounted cabinets, boiler timer control, space for washing machine, space for dryer/under counter freezer (please note appliances not included), alarm, fuse board. Door leading to side garden towards Adman shed.
Shower Room	1.94m x 1.76m	Tiled floor, floor to ceiling tiled surround, glass enclosed with the benefit of a pressure pump shower system, w.h.b. and w.c.











## **ACCOMMODATION**

### ***First Floor***

*From central Hallway, timber staircase leading to:*

Landing Area	3.68m x 1.23m	Tongued and grooved flooring, door to hot-press with ample storage space.
Master Bedroom	5.07m (max) x 4.31m	Carpeted flooring throughout, two dormer windows overlooking front garden and superb mountain range views, electric points, door leading to.
En Suite	1.92m x 1.64m	Tongued and grooved flooring, floor to ceiling vinyl wall surround, enclosed glass shower with Triton T90 si electric shower, w.h.b., wall mounted mirror and cabinetry overhead and w.c.
Family Bathroom	2.47m x 2.08m	Tongued and grooved flooring, floor to ceiling vinyl wall surround, bath, w.h.b. and w.c. Velux overhead.
Bedroom 2	4.22m (max) x 4.08m	Carpeted flooring throughout, electric points and tv points, large window overlooking front garden and superb mountain range views.
Bedroom 3	3.25m (max) x 3.16m (max)	Carpeted flooring, door access to eave storage Velux overhead.

**Total Floor Area: c. 168 sq.m / 1,803 sq. ft.**









## Features

- Built in 2000
- 4 Bedrooms, 3 Bathrooms
- Extending to 168 sq.m.
- Located with easy access to Dublin network/Marshalstown Village/Enniscorthy Town

## Outside

- Situated on 0.71 acres
- Gardens in immaculate condition
- Tarmacadam driveway, tarmacadam surround, alfresco dining area, Adman steel shed with power and separate pump house at water source

## Services

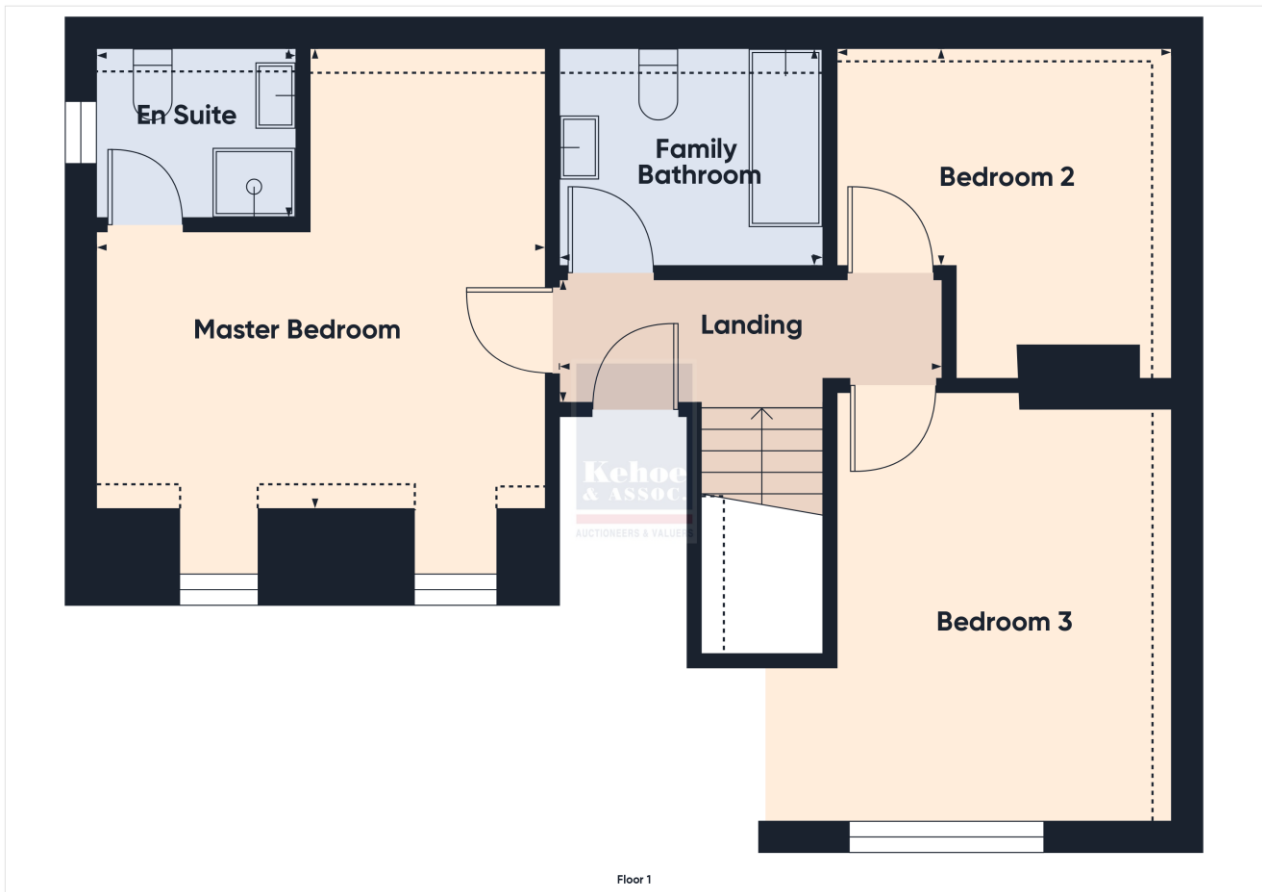
- Private well
- Septic tank
- OFCH Condenser Boiler
- Broadband

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y21 H952







**Building Energy Rating (BER): C3    BER No. 103890919**  
**Energy Performance Indicator: 222.23 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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