

Price €495,000.00

5 Bedrooms - Detached

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER C1

Garryvarren Ballymurn Co. Wexford Y21 VK07

If spacious living is what you are searching for then this property has it all, lovely bright spacious rooms throughout perfect for family get togethers but with extra rooms to find a quiet spot to relax or have a home office.

This home circa 400 sq m (c. 4300 sq ft) was built around 2006 on an elevated site c. 1.18 acres. From the road it is accessed via tarmacadam driveway which wraps around the house with a large paved patio area outside the french doors from sun-room at the rear. The rear garden has been split by post and rail fencing. Lawn has been laid in the section nearest to the house and the ground beyond has been left in field grass should a potential purchaser wish to keep a pony or plant vegetables. There is a spacious detached garage to the rear with roller door and side access.

Internally from the moment you open the front door you get the sense of space with the large hallway leading to the living areas on the left and the ground floor bedrooms on the right, the solid wood staircase leads to the first floor landing where you will find the 5th bedroom which is ensuite and a selection of rooms a blank canvas for your families needs.

It is without doubt you should view this property to enjoy what it has to offer. Located 3km (4 minutes drive) from Ballymurn village where you will find supermarket, petrol station, church, pub, and primary school. But the locality offers great choice as Screen village is 5km, Castlebridge village 4.9km both villages with primary schools and a variety of amenities. Wexford town is 9.8km and Enniscorthy is 15km. And if you are commuting to Dublin on a regular basis you are 7.8km from the M11 at Oylegate and just 1 hour 15 minute commute from there.



PSRA: 003908

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Entrance Hall

Bright and spacious with ceramic floor tiles, solid wood stairs to 1st floor, recessed ceiling lights, and doors to:-



Living room

7.38m (24'3") x 4.81m (15'9") Spacious family living room with large bay window to the front with beautiful views towards the mountains, to the side there are two further windows on each side of the chimney breast, open fireplace with timber surround, recessed ceiling lights, laminate timber flooring and tv point.



Kitchen/Dining/Sunroom

11.45m (37'7") x 4.71m (15'5") This is a superb open plan room with plenty of space to enjoy family get togethers. The kitchen is fitted with eye and waist level units, extractor fan, electric oven and hob, fridge freezer, integrated dishwasher, stainless steel sink integrated with worktop, ceramic floor tiles, splashback wall tiles, recessed ceiling lights. French doors open out to paved patio area.



Utility room

3.93m (12'11") x 2.79m (9'2") With washing machine and tumble dryer, ceramic floor tiles, door to rear and door to:-



WC

2.49m (8'2") x 0.87m (2'10") Ceramic floor tiles, part tiled walls, w.h.b. and w.c.

Bedroom 1

4.33m (14'2") x 3.76m (12'4") To the rear of the house with laminate timber flooring and tv point



Bedroom 2

5.56m (18'3") x 4.46m (14'8") To the rear of the house with laminate timber flooring, tv point, recessed ceiling lights, and door to:-

Ensuite

2.16m (7'1") x 1.85m (6'1") Floor to ceiling ceramic tiles walk-in shower area with electric shower, whb with shaver light, w.c.



Hall Closet

1.89m (6'2") x 1.36m (4'6") With ceramic floor tiles and fitted shelves

Bedroom 3

5.16m (16'11") x 3.64m (11'11") To the front of the house with laminate timber flooring, tv point and door to:-



Ensuite

2.42m (7'11") x 1.87m (6'2") Floor to ceiling ceramic tiles, walk in power shower, w.h.b. with shaver, w.c.

Walk In Wardrobe Area

1.88m (6'2") x 1.09m (3'7") Walk in area shelved with hanging rail



Bedroom 4

4.08m (13'5") x 2.78m (9'1") To front of the house with laminate timber flooring, tv point

Bathroom

3.32m (10'11") x 3.16m (10'4") Family bathroom with floor to ceiling ceramic tiles, bath, vanity unit with whb & shaver light, w.c., walk in shower.



1st Floor Landing

11.46m (37'7") x 4.49m (14'9") Solid wood stairs to 1st floor landing with dormer window and velux roof window, doors to:-

Study

5.45m (17'11") x 4.13m (13'7") To the front of house with velux roof windows



Office

4.85m (15'11") x 4.29m (14'1") To the rear of the house with window to the six and velux roof window to the rear

Bathroom

3.97m (13'0") x 2.87m (9'5") With velux roof window, bath, whb with shaver light, tiled shower stall with power shower, w.c., part tiled walls and ceramic floor tiles



Hot Press

2.24m (7'4") x 1.98m (6'6") Spacious hot press with hot water cylinder

Bedroom 5

6.52m (21'5") x 4.88m (16'0") To the rear of the house window to the side and velux roof window, tv point and carpet to floor

Ensuite

2.87m (9'5") x 2.15m (7'1") Tiled shower stall with power shower, whb with shaver light, w.c, part tiled walls and ceramic floor tiles, velux roof window.

TV/Games room

5.86m (19'3") x 4.88m (16'0") To the front of the house with velux roof windows either side, carpet to floor

Garage

7m (23'0") x 5m (16'5") Detached garage to the rear with roller door and side entrance.

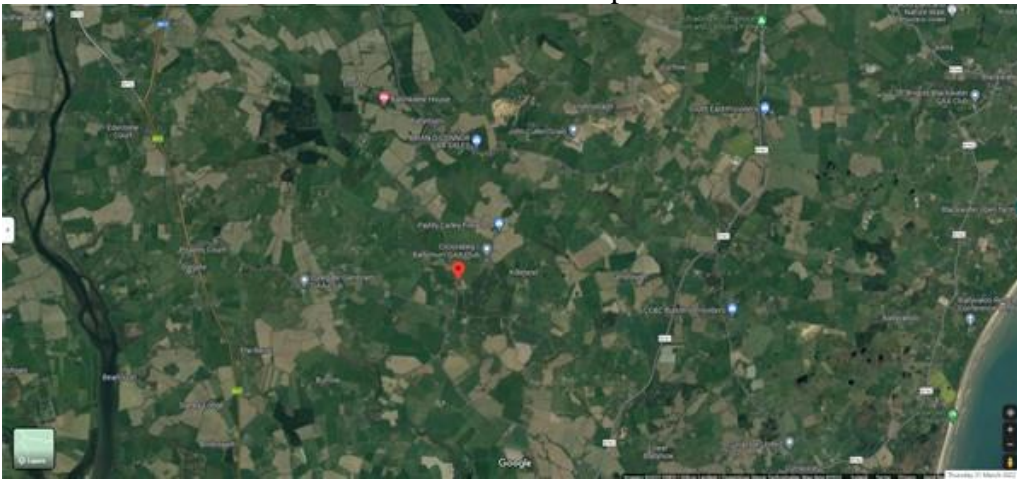
Services

Mains esb and water, bio-crete sewerage treatment system, oil fired central heating, double glazed windows and doors. Ground floor underfloor heating with thermostats in bedrooms, 1st floor radiators in rooms.





Land Direct Map



Google Location Map

Features

- Lovely rural location 3km from Ballymurn Village
- Spacious 400 sq m home on Circa 1.18 acre site
- Tarmacadam driveway wraps around house
- Paved patio area
- Detached garage
- Bright spacious family rooms

Directions

From Wexford Town head out over the bridge and on into Castlebridge village. At the fork in the road go left and then turn right at the Post Office on up past Castlebridge Primary School on your right hand side and Castlebridge Nursing Home on your left. Continue up this road for approximately 1.7km and turn left drive to T junction and turn right. Continue on this road for approximately 500m and the house is on the right hand side and marked with a For Sale sign.

BER No: 114753643

Viewings Strictly by appointment with agent.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.

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