

Price €160,000.00
One Bedroom - Cottage

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



Park Bree Co. Wexford Y21 TT68



A charming one bedroom renovated cottage set on a mature site circa 0.4692 acres hidden from view and accessed by a mature tree lined avenue.

Offering superb privacy and the potential to extend to the side or rear.

The current owners have renovated the property and incorporated the character and charm of the cottage into the renovation offering a lovely peaceful retreat for either a starter, holiday or retirement home.

Located only 3km from M11 with easy access to Dublin.

Bree village is only 4.3kms with a supermarket, pub, primary school, church, etc., and for all other amenities Enniscorthy town is just 5kms from the property offering train access to Dublin on a daily basis, primary and secondary schools, banks, supermarkets, boutiques, etc.

This is a hidden gem that will suit someone who wants to escape to the countryside and enjoy the peace of nature but doesn't want to be isolated as you have neighbours nearby.

If you like the outdoor life activities such as Edermine Kayaking and Rowing are 1.7km from the house, there is plenty of local areas for fishing, golfing and historical places to visit and see. There are an abundance of leisure activities available all within a 15 to 20 minute drive.

PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
& New Work Junction Clonard Wexford Y35 WR02
Tel: 0862 071 543 Email: info@bernadettedenby.com



Kitchen

4.66m (15'3") x 3.58m (11'9") Opening the front door leads you directly to the kitchen area with ceramic tiled floors windows to the front and rear, fitted unit with belfast sink, stanley solid fuel stove and ceramic floor tiles.

Living room

4.63m (15'2") x 3.3m (10'10") Open brick fireplace, ceramic tiled floors and windows to the front and rear elevation



Hallway

1.47m (4'10") x 1.18m (3'10") Small hallway leads off the sitting room to the shower room and bedroom, ceramic tiled floor

Shower room

2m (6'7") x 1.95m (6'5") Floor to ceiling ceramic tiles, corner shower with Triton T90si electric shower, w.h.b. with shaver light, w.c. and electric wall heater



Bedroom

3.07m (10'1") x 2.76m (9'1") With window on gable end elevation, ceramic tiled flooring



Services

Mains ESB, group water scheme, electric storage heatings and stanley solid fuel stove, septic tank, double glazed windows.

Outside

Small outbuilding located to the side of the property is in need of renovation but would make an ideal garage or storage shed.





Features

- Charming one bedroom cottage
- Recently renovated
- Circa 0.469 acre site
- Electric heating
- Ceramic flooring throughout
- Beautiful setting



Directions

From Enniscorthy head out on the R744 for approximately 2km and then take the L2045 for approximately 3.3km and the property is on your right hand side directly after a small road to the right and a left. The property will be marked with a For Sale sign

From Wexford heading up N11 drive through Oylegate Village and straight through roundabout continue onto R772 and turn left for Edermine, drive for 1.6km and turn right and the property is approximately 600m on left hand side.

BER No: 111067922

Viewings:- Strictly by appointment

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