



## **Delaforde, Ballyboy, Enniscorthy, Co Wexford**

**Y21DN36**

Asking Price: €480,000





## DESCRIPTION

Discover this imposing 5-bedroom residence nestled in a peaceful rural setting, only 7km from the charming village of Ferns and the main M11, offering easy access to major routes. Located 9km from Bunclody town and just 16km to Enniscorthy, this stunning home provides the perfect blend of countryside serenity and convenient proximity to local amenities.

Approached via a sweeping hardcore driveway, this 231 sqm home boasts elegant decor throughout, offering both space and sophistication. The property features an expansive reception room, a modern kitchen-dining room, and a fully equipped utility room. The five spacious bedrooms include 2 ensuite, complemented by a family bathroom and a guest WC, ensuring comfort and privacy for all.

The meticulously maintained grounds, which extend to 0.75 acres, are laid to lawn with mature shrubbery, and certainly enhance the home's picturesque surroundings. The property also boasts a large attic space, providing excellent potential for conversion, ideal for those looking to expand.

This home is a rare find, blending rural tranquility with easy access to nearby towns, perfect for family living or a peaceful countryside retreat.

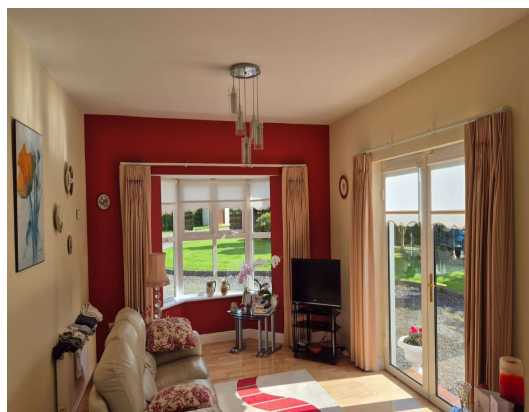
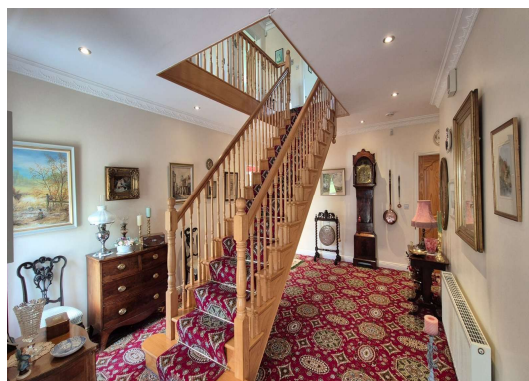
## ACCOMMODATION

**Entrance Hallway** 6.2m x 3m (20'4" x 9'10"). Carpet flooring with polished solid oak flooring. Feature American white oak staircase. Recessed lighting.

**Sitting Room** 7.5m x 5m (24'7" x 16'5"). Carpet flooring with solid oak flooring underneath. Open marble fireplace with bay window. Coving and centre piece

**Kitchen / Dining Room** 7.8m x 4.7m (25'7" x 15'5"). Tiled flooring. Fitted kitchen. Integrated fridge, electric cooker, double oven, electric hob, dishwasher. Recessed lighting. Living room area has solid oak flooring with french doors to garden

**Dining Room (Bedroom 5)** 4.3m x 3.5m (14'1" x 11'6"). Bay window. Carpet flooring with solid oak flooring underneath.





**Utility Room** 2.6m x 2m (8'6" x 6'7"). Tiled flooring. Fitted units with washing machine, freezer and back door to garden. WC & Shower room off.

**Guest WC** 2.4m x 1.5m (7'10" x 4'11"). Tiled flooring with shower room.

**Landing** 5.1m x 1m (16'9" x 3'3"). Carpet. Recessed lighting and coving.

**Bedroom 1** 5.5m x 3.8m (18'1" x 12'6"). with WIW & Ensuite

**Walk in Wardrobe** 1.778m x 1.923m (5'10" x 6'4"). Shelved with hanging rails

**Ensuite Bathroom** 1.9m x 1.7m (6'3" x 5'7"). Tiled flooring, wc, whb, & electric power triton shower

**Bedroom 2** 3.9m x 3.7m (12'10" x 12'2"). Carpet flooring (currently used as office)

**Bedroom 3** 4.0m x 3.7m (13'1" x 12'2"). Carpet flooring and sliderobes. Ensuite

**Ensuite 2** 2.5m x 1m (8'2" x 3'3"). Tiled flooring, wc, whb with shaving light & Triton poer shower.

**Bedroom 4** 4.3m x 3.8m (14'1" x 12'6"). Carpet flooring, sliderobe

**Family Bathroom** 3.7m x 2.5m (12'2" x 8'2"). Carpet flooring. Corner bath, wc, whb & power triton shower.

**Hotpress** 1.320 x 1.778. Shelved with immersion

**Attic Bedroom** 4.345m x 9.455m (14'3" x 31'). with 2 velux windows. Electric sockets and lighting.

## BER DETAILS

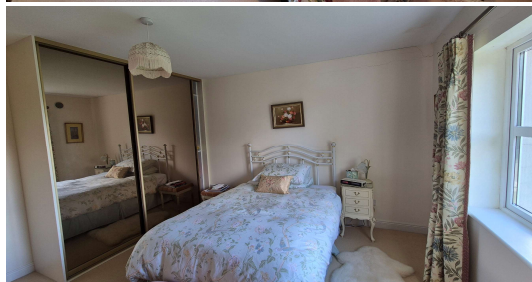
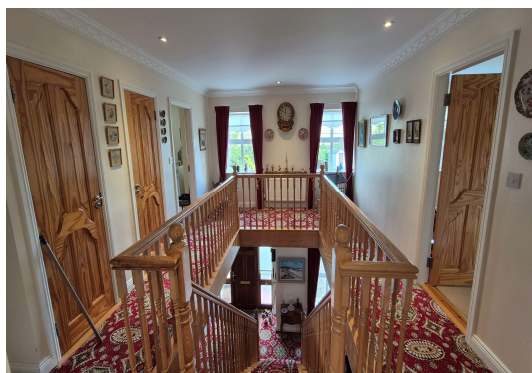
BER: B3

BER No: 114694136

Energy Performance Indicator: 149.12 kWh/m2/yr

## ASKING PRICE

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## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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