



Castledockrill, Enniscorthy, Co. Wexford

Y21P5N0

Asking Price: €450,000



DESCRIPTION

This imposing 5-bedroom spacious detached family home is located in the townland of Shroughmore, Ballindaggin, close to the villages of Castledockrill and Ballindaggin, and yet only 10km from both Bunclody and Enniscorthy towns. The uninterrupted views of the surrounding area are breathtaking. The gardens are beautifully landscaped with detached garage to the rear and an additional storage shed tucked neatly to the far corner of the site, with off road access via tarmacadam driveway leading to the rear of the dwelling and domestic garage with screened area leading to the storage shed.

Welcomed by a spacious entrance hall with solid timber flooring throughout the ground and first floors. The living room, with built in units and feature limestone fireplace leads to the sunlounge via patio doors and into the garden. Open plan sitting room, dining room, and kitchen located to the rear rear of the dwelling, with 2 bedrooms, 1 ensuite, and family bathroom all on the ground floor. Three further bedrooms, shower room, ensuite, and office on the 1st floor. The domestic garage has been converted to facilitate a kitchen and wc. This property is a veritable cornucopia of living options, with something to satisfy even the most discerning tastes.

ACCOMMODATION

Ground Floor

Entrance Hall 3.73m x 3.64m (12'3" x 11'11"). Solid teak staircase off.

Inner Hall 7.28m x 0.98m (23'11" x 3'3").

Living Room 4.19m x 5.07m (13'9" x 16'8"). Open fireplace with built in units. Cornicing.

Sun Lounge 3.61m x 3.57m (11'10" x 11'9"). Vaulted timber ceiling and tiled flooring.

Sitting Room 3.21m x 3.62m (10'6" x 11'11"). Solid fuels stove with flag stone fireplace and marble base. Built in units.

Dining Room 3.74m x 3.62m (12'3" x 11'11"). Built in storage units.

Storage Closet 1.09m x 3.62m (3'7" x 11'11").

Kitchen 4.24m x 4.33m (13'11" x 14'2"). Fully fitted solid Maple kitchen with island.

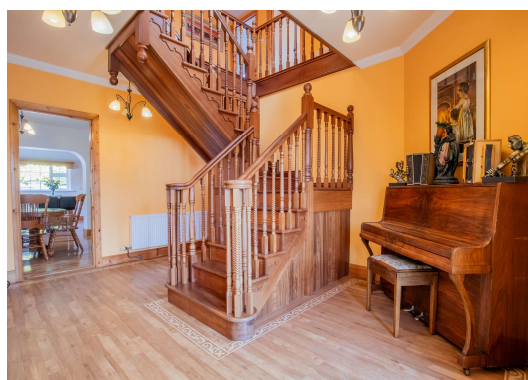
Back Hall 1.64m x 2.89m (5'5" x 9'6").

Bathroom 1.68m x 5.21m (5'6" x 17'1"). Fully tiled, with free standing shower cubicle, corner bathtub, wc and whb.

Bedroom 1 3.01m x 3.73m (9'11" x 12'3").

Bedroom 2 3.27m x 3.73m (10'9" x 12'3").

Walk in Closet 1.60m x 3.73m (5'3" x 12'3").





Ensuite Bathroom 1.43m x 1.64m (4'8" x 5'5").

First Floor

Bedroom 3 4.51m x 5.03m (14'10" x 16'6").

Walk in Closet 4.69m x 1.60m (15'5" x 5'3").

Landing 4.41m x 3.88m (14'6" x 12'9").

Bedroom 4 3.94m x 2.71m (12'11" x 8'11").

Walk in Closet 1.42m x 2.21m (4'8" x 7'3"). With whb, and built in storage.

Shower Room 2.52m x 2.21m (8'3" x 7'3"). Fully tiled with shower cubicle, wc, whb.

Office 1.51m x 3.60m (4'11" x 11'10"). Built in office units

Bedroom 5 4.11m x 3.60m (13'6" x 11'10").

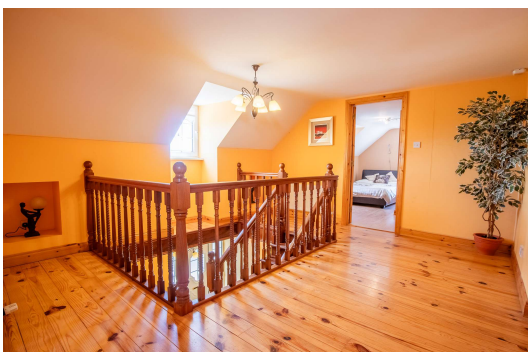
Walk in Closet 1.26m x 1.90m (4'2" x 6'3").

Domestic Garage 7.34m x 3.84m (24'1" x 12'7"). With kitchenette and WC.

Storage Shed 9.14m x 9.58m (30' x 31'5"). 22.7sqm

KEY FEATURES

- Garage (ripe for conversion) & Large Storage Shed
- Sun Lounge
- Scenic Area
- 3 Reception Rooms
- 3 Bathrooms
- Home office



BER DETAILS

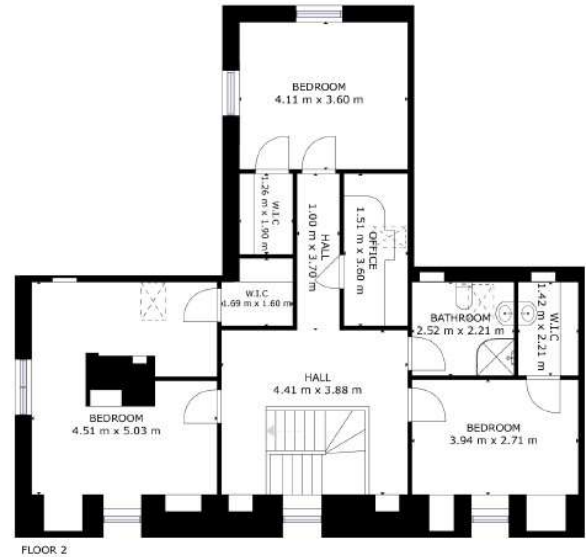
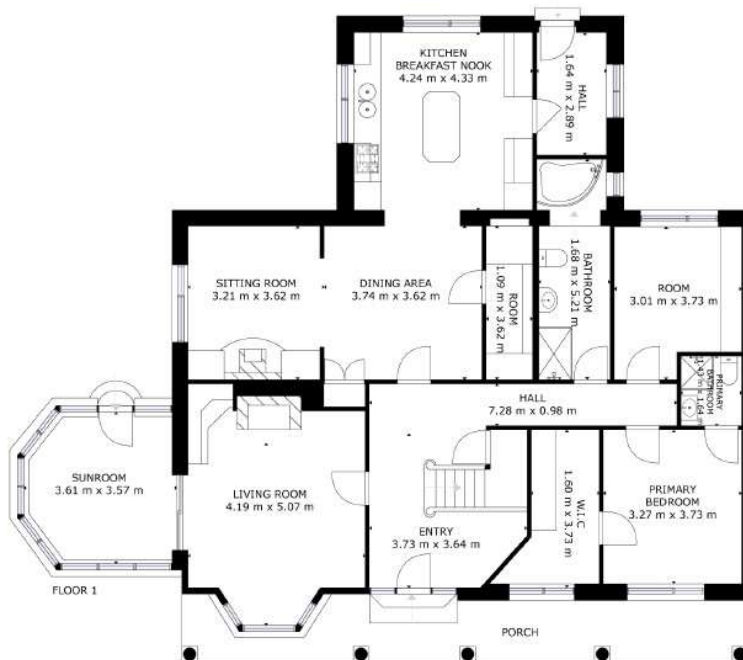
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Energy Performance Indicator: 148.04 kWh/m2/yr

SERVICES

OFCH, Private Septic Tank, Private Well Water



GROSS INTERNAL AREA
FLOOR 1: 155 m², FLOOR 2: 101 m²
TOTAL: 256 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

Barty O'Connor
053 93 77147
info@dngoconnorandococonnor.ie



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