

For Sale

Asking Price: €195,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolnahorna,
Enniscorthy,
Co. Wexford, Y21 T211



sherryfitz.ie



'Coolnahorna' is a delightful three bed bungalow dating back to the 1960's. This fine home occupies a beautiful site which contains, large gardens, olde worlde stone outhouses and all in this excellent location which is second to none.

This charming, detached home sits setback from the road and enjoys immense privacy due to the mature hedging that surrounds the garden both front and side. There is ample parking to the rear and side of the garden.

The accommodation extends to 959 sqft approx. The accommodation includes a kitchen/dining room, sitting room, three bedrooms and a family bathroom.

The house, which has an abundance of character, is in need of some modernization and restoration. It is the ideal project for any property enthusiast.

The property is private with spacious gardens.

Coolnahorna is a most popular area in an excellent location with a world of amenities on hand in nearby Enniscorthy, only minutes from the N80 and the M11 for an easy commute to Wexford or Gorey. There is a choice of primary and secondary schools in the area.

Viewing is a must for discerning buyers to appreciate what is on offer in this unique property.



Accommodation

Entrance Hall 1.50 (4'11") m x 5.47 (17'11") m at widest point: With doors off to

Living Room 4.97m x 3.95m (16'4" x 13'): linoleum flooring, feature open fireplace with tile surround.

Kitchen/Dining room 3.33 (10'11") m x 3.76 (12'4") m at widest point, linoleum flooring, cooker

Utility Room 2.18m x 2.82m (7'2" x 9'3"): linoleum flooring, tile backsplash, storage units

Bedroom 1 3.37m x 2.50m (11'1" x 8'2"): Single room.

Bedroom 2 3.37 (11'1") m x 4.21 (13'10") m at widest point, Double room.

Bedroom 3 3.35m x 4.64m (11' x 15'3"): Double bedroom.

Bathroom 1.49m x 2.93m (4'11" x 9'7"): linoleum flooring, bath, WC, wash hand basin





Special Features & Services

- Country residence on large gardens with outhouses.
- Extending 89.1m sq in size and is ideal for extending (subject to planning)
- A lovely home for the person with vision for upgrading and refurbishment.
- The house has been vacant for approx. 15 years (may qualify for grants)

Services

- Mains water and sewage to septic tank on site.
- Electricity.
- Broadband available.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.



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