



Stunning 4 Bed House For Sale In Enniscorthy Co Wexford Ireland



Info Agente

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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para: Venta
Precio: USD 377,882.95

Ubicación

País: Irlanda
Código postal: Y21 Y9N7
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Descripción:
Stunning 4 Bed House For Sale In Enniscorthy Co Wexford Ireland

Esales Property ID: es5555188

44 The Orchard
Bellefield
Enniscorthy
Co Wexford.
Y21 Y9N7

BER: C
BER Number: 116988684
Energy Performance Indicator: 169.71

BER: Exempt

A standout opportunity to acquire a turnkey home in one of Enniscorthy's most popular residential developments. 44 The Orchard is a stunning four-bedroom, three-bathroom semi-detached residence spanning approximately 127 sq. m (1,367 sq. ft). Tucked away in a peaceful cul-de-sac, this 1999-built home has been maintained to an exceptional standard, offering a modern, stylish interior with no renovation required before moving in.



Property Summary

- * Type: 4-Bedroom Semi-Detached Residence (Main Ensuite)
- * Overall Size: Approx. 127 sq. m / 1,367 sq. ft
- * Year of Construction: 1999
- * Condition: Immaculate, move-in ready
- * Position: Private end-of-cul-de-sac location
- * Heating & Services: Oil Fired Central Heating (OFCH), Mains Water & Sewage

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Ground Floor Living Accommodation

Entrance Hallway The property opens into a bright, welcoming entrance hall set with warm neutral tones that immediately convey the home's meticulous level of care.

Sitting Room Positioned to the front of the home, the primary sitting room is designed for relaxation. Centered around an open fireplace, this cozy space features bright natural light and double doors that open into the dining space.

Ground Floor Bedroom / Home Office Located directly off the main hallway to the left, this adaptable room serves as a spacious fourth bedroom, playroom, or dedicated remote working space.

Kitchen & Dining Area The heart of the home features a fitted kitchen with ample floor and wall cabinetry, generous countertop space, and modern finishes. The open layout accommodates a sizeable dining table, ideal for hosting and everyday family meals.

Sunroom Located directly off the kitchen to the rear, the bright sunroom acts as a seamless extension of the main living space. Surrounded by windows overlooking the lawn, it captures all-day natural sunlight and provides direct access out to the private garden.

Utility Room & Ground Floor Wet Room / Shower WC Adjoining the kitchen is a functional utility room with direct side access, plumbing for laundry appliances, and additional storage space. A fully tiled ground-floor guest bathroom equipped with a walk-in shower, wash hand basin, and WC completes the ground-floor layout.

First Floor Accommodation

A carpeted staircase leads to the spacious first-floor landing, featuring an hot press with shelving for linen storage.

* **Primary Bedroom (Ensuite):** A spacious master suite situated to the front of the home, featuring built-in wardrobe space and an ensuite shower room equipped with a shower enclosure, wash hand basin, and WC.



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- * Bedroom 2: A spacious double bedroom positioned to the rear, overlooking the garden with built-in storage.
 - * Bedroom 3: A well-proportioned single bedroom suitable for a nursery, dressing room, or additional office space.
 - * Family Bathroom: Serving the first-floor bedrooms, the main bathroom is cleanly finished with a full bath, wash hand basin, and WC.

Grounds & External Features

- * Front Driveway: Low-maintenance paved and gravel driveway providing off-street parking for multiple vehicles. Situated at the end of the cul-de-sac, the property benefits from no through traffic.
- * Rear Garden: Completely enclosed for child and pet safety, the rear garden features a manicured lawn, a concrete patio area for outdoor dining, and a timber garden shed for tool storage.
- * Side Access: A side gate connects the front driveway directly to the rear garden for practical access.

Location & Amenities

Situated within comfortable walking distance of Enniscorthy town center, 44 The Orchard benefits from immediate proximity to everyday essentials:

- * Education: Minutes away from local primary and secondary schools.
- * Shopping: Walking distance to major supermarkets, local bakeries, cafes, and boutiques.
- * Transport Links: Direct access to the N11/M11 corridor, offering a quick commute northbound to Dublin or southbound to Wexford Town and Rosslare Europort. Local bus routes and Enniscorthy Train Station provide regular public transport links.

This turn-key home offers space, layout flexibility, and an ideal location for growing families or first-time buyers alike. Contact the selling agent today to arrange a viewing.

About the Area

Enniscorthy is the second-largest town in County Wexford, situated in the historic province of Leinster in southeastern Ireland. Nestled along the picturesque banks of the River Slaney, the town is renowned for its steep, charming streets, rich heritage, and vibrant local community. It serves as a key commercial hub for the surrounding countryside, blending traditional rural Irish life with modern culture and commerce.

The town is steeped in rich military history, best highlighted by the imposing 13th-century Enniscorthy Castle. Positioned in the town center, this well-preserved Norman fortress offers visitors insights into local history, including the 1916 Rising and the town's prominent role in regional events. Enniscorthy is also famous for Vinegar Hill, the site of the pivotal battle during the 1798 Irish Rebellion, which overlooks the town and provides panoramic views of the surrounding countryside alongside the National 1798 Rebellion Centre nearby.

In addition to its historic landmarks, Enniscorthy boasts impressive architecture and modern cultural acclaim. St. Aidan's Cathedral, designed by the celebrated architect Augustus Welby Pugin in the 19th



century, dominates the town skyline with its soaring gothic spire. The town also gained international recognition as the primary setting for Colm Toibin's acclaimed novel Brooklyn and its Oscar-nominated feature film adaptation, drawing literary and film enthusiasts to its vintage streets.

While Waterford Airport is geographically closest (-64 km southwest), it currently lacks active commercial flights. The nearest major international airport with comprehensive flight connections is Dublin Airport (DUB), located roughly 120 km north. Travelers can easily reach Enniscorthy from Dublin Airport via direct hourly coach services (like Wexford Bus and Bus Éireann) or a straightforward drive down the M11 motorway.

MAIN FEATURES:

- * 127m2 of living space
- * 500m2 plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Ireland
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	127 m2
Tamaño del lote:	500 m2

Lease terms

Date Available:

Información adicional

URL sitio web:	http://www.arkadia.com/UAJM-T3503/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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