

Castledockrill, Enniscorthy

Starting Bid: €390,000.00



For sale by DNG O'Connor & O'Connor via the [iamsold](https://iamsold.ie) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

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 tarmac 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 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.

SERVICES and FEATURES

OFCH, Private Septic Tank, Private Well Water

KEY FEATURES

Garage (ripe for conversion) & Large Storage Shed

Sun Lounge

Scenic Area

3 Reception Rooms

3 Bathrooms

Home office

BER B3 / BER No. 115584666

Floor Area 243.46 m²

ACCOMMODATION

Entrance Hall

3.73m x 3.64m.

Solid teak staircase off.

Inner Hall

7.28m x 0.98m.

Living Room

4.19m x 5.07m.

Open fireplace with built in units. Cornicing.

Sun Lounge

3.61m x 3.57m.

Vaulted timber ceiling and tiled flooring.

Sitting Room

3.21m x 3.62m.

Solid fuels stove with flag stone fireplace and marble base. Built in units.

Dining Room

3.74m x 3.62m.

Built in storage units.

Storage Closet

1.09m x 3.62m.

Kitchen

4.24m x 4.33m.

Fully fitted solid Maple kitchen with island.

Back Hall
1.64m x 2.89m.

Bathroom
1.68m x 5.21m.
Fully tiled, with free standing shower cubicle, corner bathtub, wc and whb.

Bedroom 1
3.01m x 3.73m.

Bedroom 2
3.27m x 3.73m.
Walk in Closet - 1.60m x 3.73m
Ensuite Bathroom - 1.43m x 1.64m.

Bedroom 3
4.51m x 5.03m.
Walk in Closet 4.69m x 1.60m.

Landing
4.41m x 3.88m.

Bedroom
4 3.94m x 2.71m.
Walk in Closet 1.42m x 2.21m.
With whb, and built in storage.

Shower Room
2.52m x 2.21m. Fully tiled with shower cubicle, wc, whb.

Office
1.51m x 3.60m.
Built in office units

Bedroom 5
4.11m x 3.60m.

Walk in Closet
1.26m x 1.90m.

Domestic Garage
7.34m x 3.84m.
With kitchenette and WC.

Storage Shed
9.14m x 9.58m. 22.7sqm

To access the legal pack, please copy and paste the link below:
<http://www.iamsold.ie/properties/5b86d18943c74094b7b8ae457aed2688/auction-pack>

TO VIEW OR MAKE A BID Contact DNG O'Connor & O'Connor or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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