

Heffernan Estates
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2 Berryfields, Ferns

Starting Bid: €335,000.00



For sale by Heffernan Estates via the [iamsold](https://www.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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present this wonderful four bedroom semi detached home near the village of Ferns and the M11 motorway to the market.

This bright and spacious home includes an entrance hall, living room with feature fireplace and wood burning stove which helps create a cosy and relaxing atmosphere, large kitchen with modern fitted units and double doors to the back garden and guest WC.

Upstairs there is a landing, four generously proportioned bedrooms including the master bedroom with ensuite, hotpress and bathroom.

Set just outside the secluded and peaceful village of Ferns this property is in an ideal location as it's within easy distance of the prosperous towns of Gorey (18 km's) and Enniscorthy (12 km's) offering an array of amenities and bustling with activity. Dublin is just over an hour and a half drive away and so it is an ideal location for commuters. Also the

bus to both Wexford Town and Dublin City are only 5 minutes away.

Ferns is an attractive and historic village and offers all amenities at hand including shops, pubs, restaurants, church, hairdresser and primary school. Ideally situated for outdoor enthusiasts a short drive will take you to some of Wexford's finest beaches such as Morristcastle Beach and Curracloe Beach. Everything close by or easy access!

To the rear of the property is a beautifully maintained garden, with side access through a gate. The heating is oil fired and the windows are double glazed PVC throughout. This home is in excellent condition and offers the purchasers the opportunity to create a wonderful home in a tranquil, rural and private setting.

Floor Area 126.23 (m2)

BER B3 / BER No 100656313

Energy Performance 136.11 kWh/m2/yr

3D Tour: <https://tour.giraffe360.com/c078e7ef2c5543c7aacc5e8e52777815/>

TO VIEW OR MAKE A BID Contact Heffernan Estates 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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