

The Elms, Drinagh, Co. Wexford.

8 Bedroom (All En-Suite)

Beautifully presented countryside residence in top class condition formerly a very successful family run Bed & Breakfast on spacious mature grounds, only minutes from Wexford town centre and only 15 minutes approx. from the ferries at Rosslare Europort. Excellent accommodation (bright & spacious) which has been meticulously maintained, very good parking, spacious site and gardens, will make superb family home. This is probably one of the most sought after areas close to Wexford town being conveniently located to Piercestown village and local shops, schools, churches and restaurants. Waterford city and airport is less than 1 hour, Dublin city and airport less than 2 hours.

Short driving distance from Rosslare Strand, St. Margarets, St. Helens, Carnesore, Kilmore Quay, sandy beaches, golf etc.

VIEWING HIGHLY RECOMMENDED.

PROPERTY FEATURES

Stone outbuildings - possibly suitable for conversion.

Top class accommodation, ensuites etc.

Cozy atmosphere.

Attractive fireplaces.

Excellent frontage, easy access, good parking

C. 1.16 acres.

Accommodation Comprises:

Entrance/Porch 7'5" X 6'11" Tiled floor.

Sitting Room 14' X 13'1" Feature fireplace with stone surround.

Living Room 14'1" X 12'2" Feature marble fireplace incl. stove, built in storage.

Dining Room 24'3" X 11'10" Tiled floors.

Kitchen 16'10" X 16' Fully fitted eye and waist level oak units, with built in ovens. Stainless steel sink unit, Tiled floors.

Store Room 14'1" X 9'2" Storage.

Utility Room 7'5" X 6'11" Fully fitted eye and waist level units, Tiled floor, 2 washing machines, 2 dryers, water softener.

Bathroom 8'2" X 6'3" WC, WHB, Jacuzzi bath, hot press, tiled floors.

Bedroom No. 1 19' X 11'6" En Suite, Built in wardrobe, Double doors to outside (wheelchair access).

En Suite 5'11" X 5'11" Shower, WC & WHB.

Bedroom No. 2 11'2" X 9'2" Built in wardrobe, En Suite

En Suite 7'7" X 3'7" Shower, WC & WHB.

Upstairs

Landing 5'2" X 3'3"

Master Bedroom 15'9" X 13'1" Built in wardrobe, En Suite

En Suite 5'9" X 4'6" WC,WHB.

Bedroom No. 4 12'8" X 11'9" Built in wardrobe, En Suite

En Suite 5'3" X 4'5" Shower, WC & WHB

Bedroom No. 5 15'9" X 10'3" Built in wardrobe, En Suite

En Suite 5'3" X 4'7" Shower, WC & WHB.

Bedroom No. 6 12'9" X 11'8" Built in wardrobe, En Suite

En Suite 6'3" X 5'3" Shower , WC & WHB.

Bedroom No. 7 12' X 11' Built in wardrobe, En Suite

En Suite 5'8" X 4'9" Shower, WC & WHB

Bedroom No. 8 8'6" X 12' Built in wardrobe, En Suite

En Suite 6'2" X 6' Shower, WC & WHB.

Shower Room 6'2" X 5'3" WC, WHB, Shower.

Bathroom 8'7" X 4'11" Bath, WC & WHB, Hot press.

Outside: Spacious grounds, mature gardens, excellent parking, easy access.

Services: All services.

□**BER:** D1 Ber No: 107350373 250.02kWh/m2/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford proceed out the Rosslare road and this residence is a short distance from the Roundabout on the right hand side with a for sale sign outside