

FOR SALE

AMV: €950,000

File No. c544.CM



Luxury Residence on c. 4.37 Acres at Killabeg, Ferns, Co. Wexford.

- A bright, modern, contemporary NZEB home finished to exacting standards.
- Accommodation extends to c. 345 sq.m. / 3,745 sq.ft. – including car port.
- Additional sheds/workshop – suitable for a variety of uses, extending to 212 sq.m. / 2,279 sq.ft.
- Architect designed home offering peace & seclusion.
- One hours' drive from South County Dublin.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



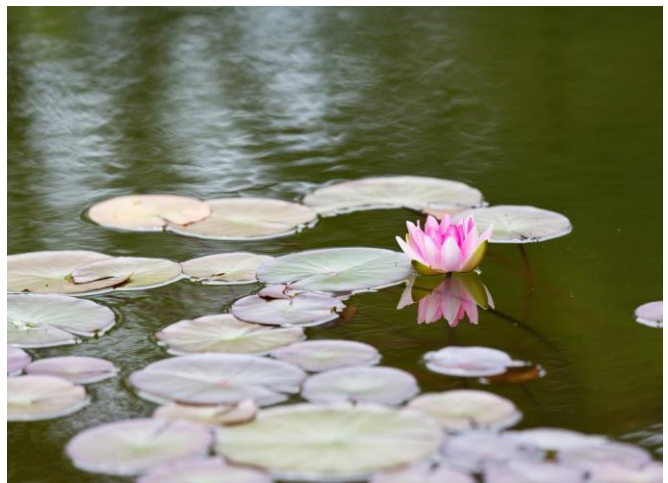
**Kehoe
& ASSOC.**

LOCATION: Set on c. 4.37 acres, this architect designed home is perfectly positioned, between Ferns and Enniscorthy, in the townland of Killabeg. It enjoys a quiet country setting, offering peace and seclusion, away from the hustle & bustle of city life. In addition to offering all the benefits of country living, Killabeg is positioned only 5 minutes' drive from the new M11 Motorway. A key feature of the property is its accessibility lying only 1 hours' drive from the M50 and South County Dublin. There is a fine choice of schools in the area, a range of primary and secondary schools conveniently located. It is approximately 15 minutes' drive from a choice of wonderful beaches including the 'Blue Flag' beach at Curracloe. Killabeg is situated 6km from Ferns, 7km from Enniscorthy, 24km from Gorey and approximately 30km from Wexford.



GENERAL DESCRIPTION: Killabeg is a substantial, contemporary, architect designed home extending to c. 3,745 sq.ft. – including car port. It includes extensive gardens of 4.37 acres and a modern general-purpose shed extending to c. 2,279 sq.ft. This wonderful home was constructed in 2015, sitting centrally within the land and nicely set back from an idyllic country road. The property is accessed through a private sweeping lime tree-lined avenue which is flanked by lawns and hedging. All in all, it is a real gem, designed by renowned architect Stephen Carr.

These private gardens have been landscaped by Bloom award winners Oliver & Liat Schurmann of Mount Venus Nurseries. There is an extensive planted water pond with floating style deck area, directly accessed from the living areas. The pond is fed with an 11,000 litre rainwater storage tank for top-up. There is an organic vegetable plot with a young fruit bearing orchard.



Internally the accommodation is finished to an exceptional standard with every detail given consideration. There is an environmentally efficient zoned geothermal heating system with Nebi heat pump servicing the hot water and Unico filtered warm air flow heating system. The bathrooms have underfloor heating and the electrical system is designed to facilitate future installation of Photovoltaic panels. The property is complete with security cameras, alarms and electric security gates, with remote access and intercom system. One of the many wonderful attractions to this property is the master suite with built-in walnut timber units, wardrobes, drawers and a shoe storage bench. For those wishing to work from home, the dual office is designed for full time use, fully fitted for filing, storage, etc., complete with a hide-away double bed.



The recreational room has extensive built-in storage units and Tektile flooring. With easy access to services, this room could serve many alternative uses to the households' requirements.

The car port is generously sized – ideal for two cars, access to the house is sheltered from the elements.

The large storage shed comes complete with various entry doors on three elevations, a Mezzanine floor, internal W.C. and security systems.

ACCOMMODATION

Entrance Hall	4.23m x 2.72m	With porcelain tiled floor.
Open Plan Kitchen/ Living/Dining Room	14.75m x 7.25m (ave.)	South-facing, directly overlooking garden and pond. With oak floor throughout. Laid out as follows: Living Area: 5.82m x 4.80m With vaulted ceiling, Handol wood burning stove, marble hearth Dining Area: 7.25m x 4.27m With most impressive double sliding doors leading to outdoor dining area with wraparound pond. Kitchen: 6.21m x 5.12m With designer fitted kitchen, wraparound breakfast bar, large seating area to facilitate sociable dining, combination Siemens Domino Hobs; Teppanyaki pan, Induction hob & Gas ring, built in full size oven, second oven with steam function. Plate warming drawer. Falmac down-draft extractor. Extensive Quartz worktop area. Double-hinged windows allowing service to the outside dining area.
Rear Hallway	3.50m x 1.36m	Built-in storage for outdoor clothing and footwear.
Walk-in Pantry	3.46m x 1.35m	Extensive shelving.
Utility Room	3.46m x 2.51m	Fitted wall and floor units, stainless steel sink unit, plumbed for washing machine and dryer.
Plant Room	3.46m x 1.65m	
Hallway	8.17m x 1.27m	
Reading Area	3.87m x 2.86m	Built-in book shelving.
Master Bedroom Suite	9.83m x 5.13m	Incorporating en-suite with double ended bath, Onyx stone surround, walk-in shower. All in wet-room format. Extensive dressing room/wardrobe area. Lunos Heat recovery ventilation.
Bedroom 2	3.56m x 3.15m	
Bedroom 3	3.52m x 3.15m	
Home Office/ Bed 4	4.80m x 3.54m	Office fitout designed for use to professional standards. Hideaway bed.
Family Bathroom	4.35m x 2.55m	With high end sanitary ware, built-in vanity unit and wet room double shower with rainwater feature. Lunos Heat recovery ventilation.
Recreational Room	6.00m x 6.00m	With built-in units and extensive storage presses. Double French doors to outside. Adjoining door to:
Car Port	8.04m x 5.95m	

Approximate Floor Area: c. 345 s.m. / 3,745 sq.ft. – Including Car Port

Workshop	21.25m x 11.00m	With lofted store area, pedestrian door and three sets of double sliding doors, internal W.C. and security.
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Features

- Excellent broadband.
- Triple glazed windows.
- Oak timber engineered floors throughout.
- Energy efficient A-rated home
- Quality family home.
- Finished to exacting standards.
- Landscaped by award winning designer.

Outside

- Car port – for 2 cars.
- c. 4.37 acres.
- Extensive gardens.
- South-facing Silver Granite patio.
- Planted water pond with floating style south-facing deck.
- Lime tree-lined avenue.

Services

- Private water supply.
- Septic tank.
- Underfloor heating in bathrooms.
- Geothermal heating system.
- Fully alarmed.
- Intercom system.
- Security gates.
- Security cameras

Building Energy Rating (BER): A2

BER No.: 106331614

Energy Performance Indicator: 33.39 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141