

FOR SALE

AMV: €295,000

File No. c553.CM



Forest, Barntown, Wexford.

- Quality spacious family home extending to c. 1,755 sq.ft. / 163 sq.m.
- Elevated site with south-facing countryside views
- Mature gardens offering peace and privacy, set off countryside road.
- Sought after residential location close to Barntown.
- Acc. briefly comprises; entrance hall, living room, kitchen/dining room, sun room, utility back porch, 4 bedrooms (2 en-suite) and family bathroom. Detached double-door garage.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Forest, Barntown, Wexford

Location:

This most impressive family home is situated at Forest, Barntown in a sought-after location. It occupies a mature elevated three-quarter acre site benefiting from the stunning views of Country Wexford's countryside. Minutes from the N25 Wexford to New Ross road and 15 minutes' drive to Wexford town. Built in 2006, this house is beautifully finished throughout.

Description:

The property offers spacious accommodation extending overall to c. 163 sq.m. / 1,755 sq.ft. plus an additional detached double door garage with an abundance of storage space available. This wonderful family home's living accommodation is particularly well-appointed. It is bright, spacious and free-flowing. The property is fully alarmed and has the benefit of OFCH. The gardens in lawn to front and rear with mature plants, shrubbery & trees, host the potential to develop a gardener's haven with ample space for polytunnels and vegetable gardens. In its current form it is an easily maintained garden and offers a sheltered cobblestone patio area with sunlight throughout the entire day. This property is nicely set back from the public road offering a great deal of privacy. All in all, it is a most spacious home and we highly recommend viewing. If you are searching for houses for sale in the Wexford countryside, this is an opportunity not to be missed.

To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	6.08 (max) x 4.57m	Impressive spacious hallway with timber flooring, hotpress off with dual immersion water heater and fitted shelving.
Living Room	4.47m x 4.27m	Bright and spacious living room with timber flooring, feature open fireplace with cast iron & marble surround. T.V. and telephone points.
Kitchen/Dining Room	6.02m (max) x 5.70m	Timber flooring, floor and wall timber fitted kitchen, stainless steel Häfele dual sink unit, induction hob with overhead extractor fan, integrated oven, plumbed for dishwasher.
Sun Room	5.08m x 3.86m	Timber flooring, stunning south-facing countryside views floor to ceiling windows. French doors to rear garden.
Utility/Back Porch	3.53m x 1.54m	Tiled flooring, raised counter worktop with space for plumbed washing machine and dryer to neatly fit. Door to rear garden.
Master Bedroom	3.63m x 3.30m	Timber flooring, t.v. point, walk-in wardrobes with shelving and hanging rails.
En-suite	2.18m x 1.56m	Tiled walls to ceiling and tiled flooring. W.C., w.h.b. with light, mirror and built-in shelving. Glass shower stall with PS1200 power shower and mosaic floor tiles.
Bedroom 2	3.61m x 3.30m	Timber flooring, walk-in wardrobe with shelves and rail.
En-suite	2.12m x 1.19m	Tiled flooring, w.c., w.h.b. with light and mirror over, shower stall – tiled surround & glass door, PS1200 power shower
Bedroom 3	4.90m (max) x 3.34m	Timber flooring.
Bedroom 4	3.93 (max) x 3.32m	Timber flooring.
Family Bathroom	3.61m x 2.03m	Timber flooring, wainscoting. Antique style w.h.b., w.c. and bath. Separate shower stall – glass & tiled surround, Triton T90si shower.

Approximate Floor Area: c. 163 sq.m. / 1,755 sq.ft.





Features

- Magnificent countryside views.
- 4 bedrooms, 3 bathrooms.
- Well-appointed living accommodation.
- Presented in excellent condition.
- Extending to c. 163 sq.m. / 1,755 sq.ft
- Private south-westerly aspect to the rear garden.
- Cobble stone south-westerly sheltered patio area benefitting from sunlight throughout the entire day with beautiful countryside views.
- c. three-quarter acre private countryside site.

Outside

- Decorative stone, kerbed driveway.
- Parking for several cars.
- Detached double-door garage/workshop.
- Extensive planting, shrubs & trees.
- Concrete to rear & side.
- Footpaths all around.
- Outside tap.

Services

- Private well.
- Septic tank
- ESB.
- Broadband.
- Telephone
- Fully alarmed.
- OFCH.

DIRECTIONS: At the New Ross roundabout at the Maldron Hotel, take the N25 towards New Ross. Continue through Barntown, at Larkins Cross (O'Brien's Londis / Supermac's) turn left onto the R738. At the roundabout take the third exit, continuing on the R738. Proceed for 4km (4.6km) and turn to the right at the Kehoe & Assoc. directional For Sale board. Remaining on this road, keep left at the 'Y' in the road. Property is on the right hand side (For Sale sign). Eircode: Y35 KR25.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C3

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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