

FOR SALE

AMV: €385,000

File No. c670.CM



“Aiteann”, Carraig Mor, Wexford

- “Aiteann” is a stunning detached home of approximately 221 sq.m. / 2,378 sq.ft.
- Set on an elevated site of 0.42 acres with stunning water views.
- Tucked away just off the Rosslare Road, in Wexford Town, close to all amenities.
- Architect designed, flexible accommodation with home office.
- Accommodation briefly comprises; entrance porch, living room, kitchen/dining room, large utility room, guest w.c., home office/t.v. room, 4 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

“Aiteann”, Carraig Mor

Location: This stunning detached home is situated at Carraig Mor, just off the Rosslare Road in Wexford Town. It is within walking distance of all amenities. The property enjoys a most unique setting with stunning water views of the Slaney Estuary over to the Raven Point. A 10 minute’ walk will take you to Wexford’s Main Street with all amenities both necessary and leisure close to hand. There is also easy access to Wexford’s By-Pass / Ring Road and a 15 minute’ drive will take you to the M11 Motorway connection at Oilgate.

Description: “Aiteann” is a wonderful family home, tucked away on this unique site. It was built in 1995 and extends to 251 sq.m. / 2,378 sq.ft. This wonderful elevated site extends to c. 0.42 acres. There are gardens in lawn and a superb outcropping of rocks in various areas. There are stunning water views both outside and inside of this family home.



Internally the accommodation is very well laid out. The property is exceptionally well appointed to make maximum benefit of natural light, with the movement of the sun through the various times of the day. One of the many features include a large sitting room area (8.61m x 5.30m) together with antique fireplace dating from the 1840's. There is one en-suite bedroom downstairs and the remaining 3 bedrooms at first floor level. One of the bedrooms at first floor level has a walk-in dressing room and also a balcony with breath-taking water views. There is a fine balance in this property between bedroom and living accommodation. On the southern side, there is an additional reception room which is multi-purpose and with its separate access it could easily be used as a home office.

With its exceptionally generous living areas and cleverly landscaped gardens, "Aiteann" is fantastic for entertaining but also presents itself as a perfect family home. Outside there are extensive paved areas including a barbeque area just perfect for the setting sun. There is a fine lawn area to the front and an abundance of intelligent planting which has now matured.

Kehoe & Assoc. are delighted to present this property to the market for sale and we highly recommend viewing. To arrange a suitable time contact the sole selling agents at 053 9144393 or by email: sales@kehoeproperty.com



ACCOMMODATION

Entrance Porch	2.09m x 0.98m	With tiled floor.
Sitting Room	8.61m x 5.30m	A large open plan room, dual aspect, multiple French doors to paved areas outside. Feature antique fireplace dating back to the 1840's, timber floor, excellent ceiling height, feature staircase to first floor. Light-filled with lovely water views.
Kitchen/Dining Room	7.55m (max) x 5.36m	With fitted kitchen, wall and floor units, stainless steel sink unit, tiled splashback, plumbed for dishwasher. Timber floor, recessed ceiling spotlights. Stunning sea views.
Large Utility Room/ Back Kitchen	5.44m x 3.28m	Multiple storage units, oil fired burner, plumbing for washing machine and dryer. Antique Belfast sink. Door to outside.
Study/rear Hallway Area	4.03m x 1.97m	
Guest W.C.	1.98m x 1.22m	With w.c. and w.h.b.
Reception Room/ Home Office	5.32m x 4.09m (ave)	Sprung timber floor, feature window seat with storage beneath and adjacent. Ideal working from home environment, perhaps suitable for meeting clients, with separate access.
Bedroom 4	5.38m x 4.02m	Incorporating large bedroom and en-suite bathroom with w.c., w.h.b. and wall mounted shower.

Feature timber stairs from living area to first floor:

Landing Area	5.30m x 3.45m (ave)	T&G timber floors. Ideal for seating area/lounge.
Master Bedroom	5.36m x 2.88m	With French doors to balcony and breath-taking sea views across the Slaney Estuary & Raven Point.
Walk-in Dressing Room	2.08m x 1.98m	With fitted units incorporating w.h.b. Easily incorporated as en-suite to main bathroom.
Bedroom 2	4.24m x 3.10m (max)	
Bedroom 3	3.50m (ave) x 2.15m	
Family Bathroom	2.47m x 2.48m	With w.c., w.h.b., bath. Separate shower stall with Triton T90si electric shower. Tiled shower stall.

Total Floor Area: c. 221 sq. m. / 2,378 sq.ft. (gross internal).





OUTSIDE

- Site extends to c. 0.42 acres.
- Stunning views over the Slaney Estuary and Raven Point.
- Ample parking for multiple cars.
- Extensive cobblelocking.
- Gardens in lawn.
- Outside power point
- Multiple plants, shrubs & trees.
- Patio/barbeque area with ideal orientation for the evening sun.

FEATURES

- Stunning site.
- Wonderful water views.
- Walking distance to town.
- Unique rock outcropping in garden.
- Built in 1995.
- Double glazing throughout.
- Security alarm.
- Zoned heating system.

SERVICES

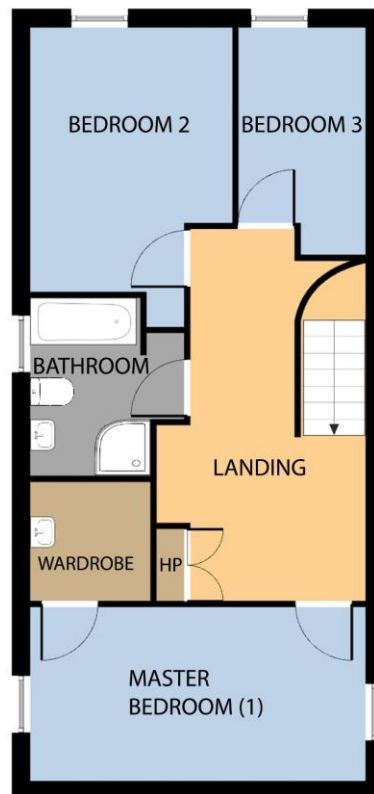
- Mains water.
- Broadband.
- Septic tank (mains drainage available).
- ESB.
- Telephone.
- OFCH.

DIRECTIONS: In Wexford town proceed along The Quays passing The Talbot Hotel on your right-hand side. Continue up through Trinity Street in the direction of Rosslare. Pass over the pedestrian crossing/traffic lights at Maudlintown. Continue straight ahead for approximately 200m, turn right at sign for 'Carraig Mor', continue up this private road and the property for sale "Aiteann", is at the top, on an elevated site with wonderful sea views. Eircode: Y35 X8P7. (For Sale boards)

GROUND FLOOR

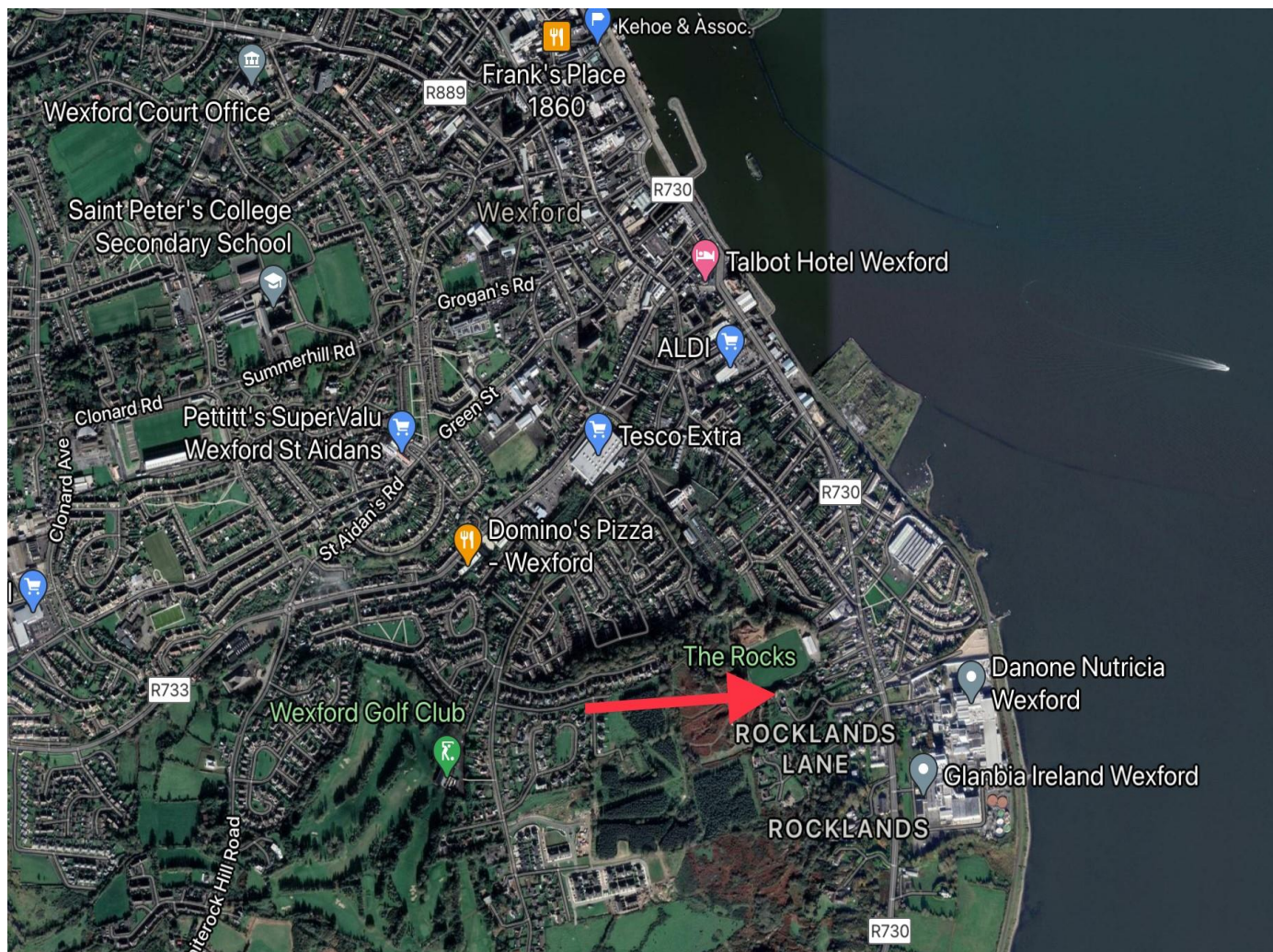


FIRST FLOOR



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.

LOCATION MAP



Building Energy Rating (BER): C3

BER No. 113782502

Energy Performance Indicator: 212.14 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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