

FOR SALE

AMV: €499,000

File No. c952.CWM



Glenbough, Screen Road, Curracloe, Co. Wexford

- Much sought-after location in Curracloe, Wexford, just outside the village, within 10 minutes of Wexford Main Street and 18 minutes from the M11 Dublin Motorway.
- Fabulous family home with 4 bedroom, 5 bathrooms extending to c. 160 sq. m / 1,722 sq. ft. on c. 0.51 acres.
- Ideal for fans of the outdoors seeking ease of access to hiking and walking trails, surfing, sea swimming and many other activities.
- Walking distance to Curracloe Primary School and Hotel Curracloe.
- Acc. briefly comprises of: entrance hallway, kitchen/dining room, family sitting room, guest bathroom, utility, 4 bedrooms, (two en-suite and one on the ground floor), family bathroom, large balcony off Master Suite. Large Adman Steel garage / workshop.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Glenbough, Screen Road Curracloe

LOCATION: Kehoe & Assoc is proud to bring this superb property to market, situated approximately 2 minutes' drive from the village of Curracloe a sought after location with endless sandy coastal beaches – made famous by Hollywood block busters Saving Private Ryan and Brooklyn. This is a fun and lively area where all amenities are close to hand including Hotel Curracloe and a second hotel under construction.

A choice of primary schools with nearby Curracloe or Screen primary school the closest options. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and IT Carlow Wexford Campus.

Today's tight planning conditions in this locality make it unlikely for many to acquire such a house and this property present an opportunity to live an enviable lifestyle in this popular location. A must view for fans of the outdoors who want ease of access to hiking and walking trails, surfing, sea swimming, beach horse riding and many other activities



DESCRIPTION: On arrival through the electric gates and tarmacadam's drive the sense of decadence is alive. The property offers space with large gardens on the circa half acre and out buildings suitable for vintage cars or workshops. This is a place where you could try growing your own fruit and vegetables.

Built in 2017 with a building energy rating of B3, this high quality home offers four bedrooms and four bathrooms extending to c. 160 sq. m / 1,722 sq. ft. Inside the residence is free-flowing and accommodation is well appointed with rooms to adapt to your needs on the ground floor to become either a playroom, home office or ground floor bedroom.

The heart of this home is the expansive kitchen / dining room and steps down to the conversational living room. Upstairs the large master bedroom suite opens out to a large balcony overlooking the neighbouring forestry and countryside hills.

A superb home with so much to offer in a sought-after location.

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ACCOMMODATION

Storm Porch

Entrance hallway

4.19m x 1.43m

Tiled flooring

Guest W.C

1.94m x 0.90m

Fully tiled, w.c. and w.h.b.

Kitchen/Living/Dining Room

Kitchen/Dining
8.37m (max) x
4.97m (Max)

Floor and eye level cabinets with expansive black worktop area and black glass splashback, laser cut drainer to stainless steel sink, Tiled flooring throughout, dual aspect dining area, t.v. point. Bosh induction hob with extractor overhead, built-in oven, Whirlpool integrated dishwasher, Normende integrated fridge-freezer. Well appointed window offering countryside views. Three steps down to:

Utility Room

Living Area
6.00m x 4.40m
2.63m x 1.98m

Timber flooring, feature insert fire with black granite stone surround and granite hearth. Sliding double doors to expansive patio area and rear garden in lawn.

Fully tiled, built-in floor level cabinets, stainless steel sink unit, worktops. Floor to ceiling press with dual fuel immersion – ideal for drying cupboard. Door to paved rear garden.

Bedroom 4

4.00m x 3.10m

Tiled flooring.

En-suite

2.63m x 0.96m

Fully tiled, corner shower stall with pressure pump shower, w.c. and w.h.b.

Timber stairs with decadent chrome finish - Dual aspect hall windows



Landing	5.29m x 1.00m	Timber flooring.
Master Suite	4.96m x 4.76m	Timber flooring, built-in double bay wardrobes, shelving, vanity unit with built-in drawers, bright & spacious, dual aspect window. French doors to private balcony (6.00m (max) x 4.57m – artificial grass flooring, stunning views to nearby rolling forests.
En-suite	2.62m x 1.72m	Lino flooring, fully tiled walls, corner shower stall with rainwater pressure pump shower. Built-in w.h.b. - cabinets underneath, overhead mirror, sensor lights & further built-in storage. W.C.
Family Bathroom	2.75m x 2.37m	Lino flooring, large corner bathtub with pressure pump shower attached to wall, w.c., built-in w.h.b. with cabinets underneath, overhead mirror, sensor lights & further built-in storage. Large corner stall with rainwater showerhead.
Bedroom 2	4.00m x 3.00m	Timber flooring, recessed lights. Two windows overlooking front garden. Built-in double bay wardrobes and additional shelving.
En-suite	2.76m x 1.00m	Mosaic tiled flooring, fully tiled walls, corner shower stall with pressure pump shower, w.c. and w.h.b.
Bedroom 3	3.49m x 2.85m	Timber flooring, built-in wardrobes with additional shelving, t.v point.

Total Floor Area: c. 160 sq.m. / 1,722 sq.ft.





Features

- Wonderful forest and countryside views
- Close to Curracloe Beach & Raven Forest walks
- 4 bedroom, 5 bathroom property
- Extending to c. 160 sq.m. / 1,722 sq.ft.
- Turn-key condition

Outside

- Southerly facing rear patio off the large living/kitchen and dining room
- Electric gate access with tarmacadam grounds and wrap-around patio areas.
- Boiler house and separate garden tool shed
- Car garage (c. 22 sq.m.) with roller door

Services

- Mains water
- Treatment plant
- Mains electricity
- OFCH
- Fibre Broadband.

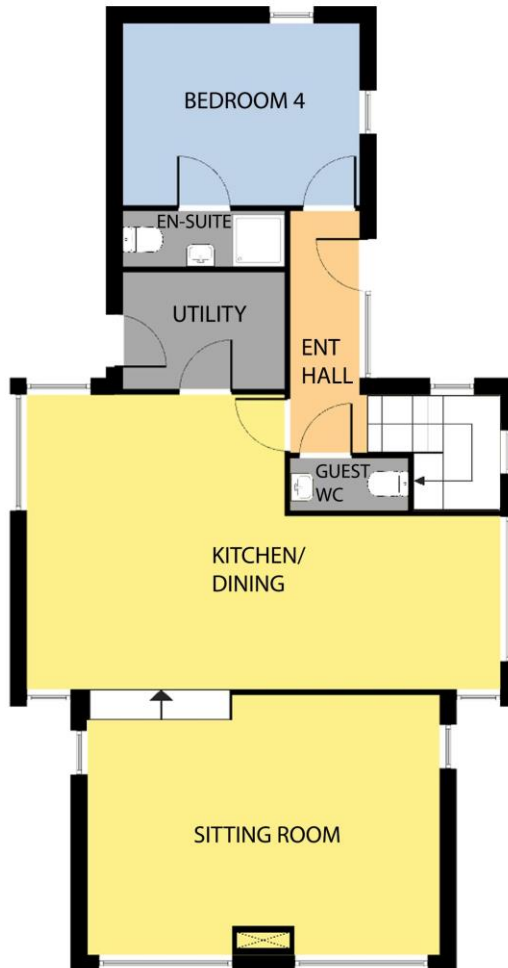


VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: From Wexford Town on Commercial Quay, take a right to travel over the bridge cross the river Slaney on the R741. Travel approximately 3km and take the right-hand turn towards Curracloe onto the R742 and continue straight for 5km. **Eircode: Y21 Y079**



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.

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Building Energy Rating (BER): B3 BER No. 109563452
Energy Performance Indicator: 149.44 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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