

FOR SALE

AMV: €795,000

File No. c970.CWM



Seafield on c. 7 Acres, Duncormick, Co. Wexford

- An outstanding, architecturally designed, modern family home situated on c. 7 acres and extending to c. 300 sqm / 3,229 sq ft.
- The ideal home for entertaining with the kitchen leading to multiple rooms and al-fresco options.
- Generously sized bedrooms all with ensuites and two with walk-in-wardrobe dressing rooms.
- A horse or pony paradise with paddocks, tack room, stables and sand arena all enclosed.
- Accommodation in brief: Entrance hall, sitting room, sun room, kitchen and dining room, utility, dedicated home office room, four bedrooms all en-suite and guest w.c.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Seafield, Duncormick, Co. Wexford

DESCRIPTION: On arrival to Seafields the impressive high walled gated entrance immediately sets the scene of this top-class property. An outstanding, architecturally designed, modern family home situated on c. 7 acres with mature gardens, water features, ambient lighting and stables – all overlooking the Ballyteige Burrow and Lacken Bay Beach which stretches to Kilmore Quay. Located in a private and secluded setting just outside of Duncormick village. Comprising over c. 300 sq.m. / 3,229 sq.ft., this wonderful property offers excellent, bright and spacious living accommodation and the most ideal entertaining layout. For those working from home, there is a dedicated home office.

The bedroom quarters continue to impress with four generous bedrooms, all with ensuites and two enjoying walk-in-wardrobe and dressing room space. The bath tub boasts a water view and it is easy to see how serenity can be sought here. The interior layout and design is inspirational and takes full advantage of the spectacular views and amazing light that envelop this beautiful home.

Seafield is closely located to a host of local amenities, with shopping, restaurants and beach walks just a few minutes' walk away including the renowned Kilmore Quay.

Location is key, distance to:

- Duncormick, 750mtrs, 2 minutes' drive
- Kilmore Quay, 9km, 12 minutes' drive
- Wexford Town, 18km, 19 minutes' drive
- Rosslare Harbour, 24km, 27 minutes' drive
- Dublin South, 140km, 1 hour and 30 minutes' drive

A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.



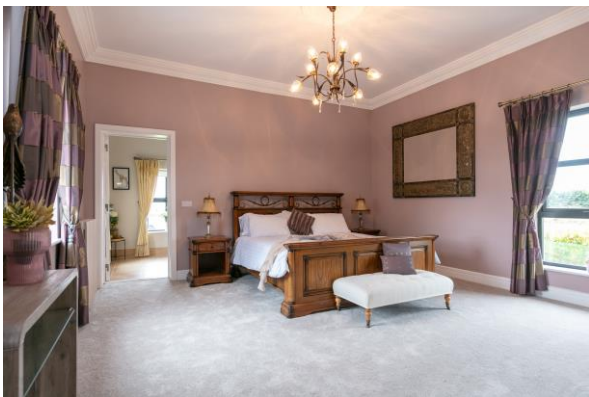
ACCOMMODATION

Storm Porch	2.99m x 2.31m	Double doors to:
Entrance Hallway	6.10m x 3.01m	Marble tiled floor, cast iron radiators, coving, vaulted atrium roof. Door to:
Sitting Room	5.85m x 5.28m	Carpet flooring, large stone fireplace with gas insert. Dual aspect featuring apex window overlooking front garden. French doors leading to raised patio area. Double doors to:
Dining Area	6.93m x 3.85m	Marble tiled floor, coving, cast iron radiators, steps up into living area and one step up to kitchen. Double doors leading back into entrance hallway.
Living Area	4.60m x 4.05m	Carpet flooring, apex atrium roof, stone wall with feature integrated Stovax solid fuel fire with black granite finishes and granite hearth. Broadband point & t.v. points. Dual aspect windows, French doors to raised patio area
Kitchen	4.73m x 4.62m	Tiled flooring, walnut fitted kitchen including integrated Miele coffee machine, integrated Whirlpool microwave, integrated Belling double oven, integrated 5-ring electric hob with extractor fan overhead, integrated Whirlpool fridge, granite worktop, splashback and window sills throughout. Granite cut-draining to double stainless steel sink, integrated Bosch dishwasher. Large central island with in-built stainless steel sink, drawers and open shelving. Dual aspect with double sided corner windows, coving, feature lighting throughout kitchen & dining area. French doors leading out to rear garden and raised patio area.
Pantry Room	1.24m x 0.89m	Tiled flooring and shelving.
Back Porch/Utility Room	3.21m (max) x 2.61m	Tiled flooring, cast iron radiators, Whirlpool washing machine, Whirlpool dryer built-into floor and eye level cabinets with worktop space. Oversized door leading to rear garden.



Corridor	7.86m x 1.31m	Marble tiled flooring, coving, feature lighting.
Guest W.C.	2.66m x 2.48m	Tiled flooring & half-tiled surround. Vogue sanitary wear - w.c., w.h.b. with mirror & lighting overhead, chrome finishes throughout, cast iron radiator.
Home Office	2.85m x 2.40m	Carpet flooring, telephone points, multiple-socket points, comms data lines.
Master Bedroom	7.63m x 4.93m	Carpet flooring, steps leading to hardwood walnut floor cast iron radiators, dual aspect with large corner window, coving, two ceiling roses, feature lights. French doors to patio area. Open alcove to:
Walk-in Wardrobes & Vanity Station		Carpet flooring, large Sliderobes, feature lighting, vanity station with plug points and large mirror.
Master W.C.		Dual aspect, walnut timber flooring, cast iron radiators, w.c. & w.h.b. with mirror and light overhead.
Master En-suite	4.65m x 2.44m	Marble tiling throughout – floor & half-wall, enclosed corner shower stall with Triton T90z shower, w.c., w.h.b. with mirror and integrated lighting overhead. Large free-standing bath with wall mounted shower faucet. Cast iron radiators. Window overlooking side garden.
Plant Room/Hotpress	2.19m x 1.27m	
Bedroom 2	4.68m x 3.43m	Oak timber flooring, coving, dual aspect windows overlooking side garden, t.v. points
En-suite	3.23m x 2.18m	Tiled flooring & half-wall surround. Enclosed shower stall with glass door & pressure pump shower, w.c. w.h.h. with mirror and integrated lighting overhead. Corner window overlooking side garden & paddocks.
Bedroom 3	6.59m x 4.71m	Carpet flooring, coving, ceiling rose, feature lighting, dual aspect with windows overlooking front garden & large window overlooking side garden, cast iron radiator. Walnut step rising to:
Alcove Dressing Area	3.29m x 2.05m	Built-in wardrobes and carpeted flooring.
En-suite	4.69m x 2.31m	Tiled flooring & half-wall surround, cast iron radiator, step up into Jacuzzi bath, Sirrus wall mounted shower head, ideally positioned in the corner overlooking front gardens and lough views. Dual aspect windows, w.c., w.h.b. with mirror and integrated mirror overhead.
Bedroom 4	3.61m x 3.52m	Oak timber flooring, window overlooking front garden, coving.
En-suite	2.80m x 1.84m	Tiled flooring, skirting & half-wall surround. Vogue Corner shower with Sirrus pressure pump shower, w.c., w.h.b. with mirror & integrated lighting overhead.
Total Floor Area: c. 300 sq.m. / 3,229 sq.ft.		





Features

- Sea views with long sandy beaches moments away
- 4 bedrooms, 6 bathrooms.
- Superb condition and tasteful décor
- Granite stone and water features
- Stables with sand arena
- Extending to c. 300 sq.m. / 3,229 sq.ft.

Outside

- Impressive entrance with sweeping driveway
- Water feature within mature gardens
- Stables & tack room extending to c. 92 sq.m.
- Enclosed sand arena
- Site of c. 7 acres

Services

- Mains water
- Treatment plant
- OFCH
- Broadband

VIDEO: On you tube search: Seafield, Duncormick, Co. Wexford

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: Eircode: Y35 Y798

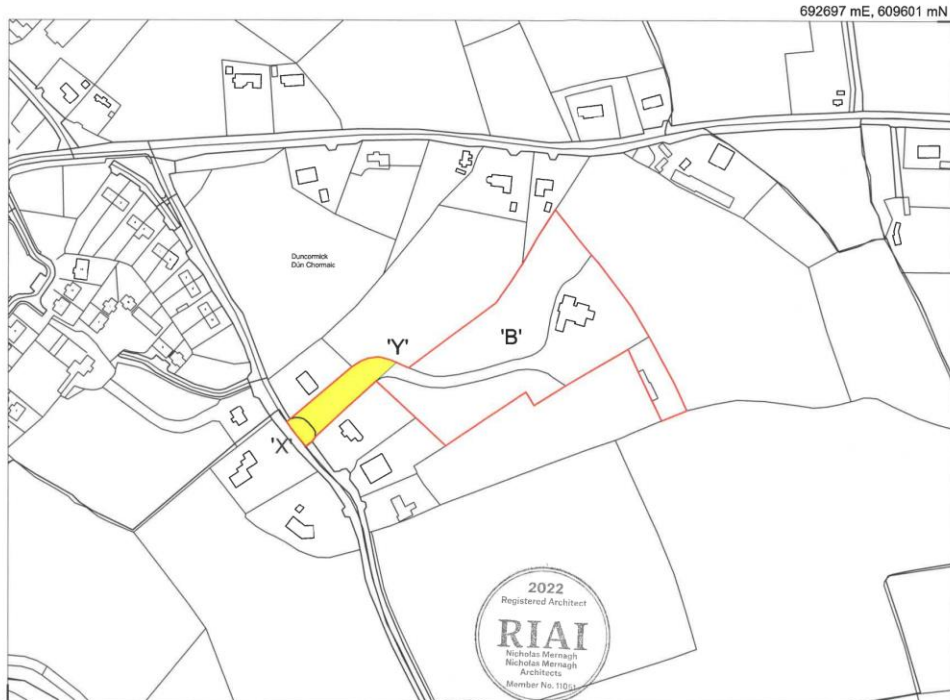


GROUND FLOOR



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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SCALE - 1:2500

CERTIFICATE OF AREA - DATED 09.05.2022 :
- AREA OF LAND OUTLINED IN RED & MARKED 'B' = 1.86 HA APPROX
- WAYLEAVE FOR ACCESS & SERVICES SHADED IN YELLOW & MARKED 'X-Y'

Cad Ref. File:- 22-18-Lond Registry

Description:	Digital Landscape Model (DLM)
Publisher / Source:	Ordnance Survey, Ireland (OS)
Data Source / Reference:	PRIME
File Format:	Autodesk AutoCAD DWG (R2013)
File Name:	Y_60558184_1.dwg
Clip Extent / Area of Interest (AOI):	LLX (LY)= 691925.1937 608831.8547 LRX (LY)= 692755.1937 608831.8547 ULX (LY)= 691925.1937 609646.0547 URX (LY)= 692755.1937 609646.0547
Projection / Spatial Reference:	Projection: IRENE195 Irish Transverse Mercator
Centre Point Coordinates:	X,Y= 692340.1937 609338.8547
Reference Index:	Map Series / Map Sheet 1:2,500 1786-S 1:5,000 1770-S 1:5,000 1771-S 1:5,000 1781-S
Date Extraction Date:	Date= 01-Apr-2022
Source Data Release:	DCML5 Release V1.190.113
Product Version:	Version 1.4
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Building Energy Rating (BER): C2

BER No. 114770753

Energy Performance Indicator: 195.22 kWh/m²/yr

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

Sales Agent

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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