

FOR SALE

AMV: €425,000

File No. d186.CM



‘Dreamfields’, 2 Ballinamona, The Ballagh, Enniscorthy, Co. Wexford

- ‘Dreamfields’ sits on c. 0.66 acres within a picturesque rural scene of rolling countryside views.
- Superbly finished detached property within 15 mins. drive of Wexford town and 90 mins. from Dublin City Centre.
- A host of sandy beaches are located within 10km and 4km from The Ballagh village.
- Built in 2009, extending to 185 sq.m. / 1,992 sq.ft., with 4 bedrooms and 3 bathrooms.
- Accommodation: storm porch, entrance hall, sitting room, open plan kitchen/ dining and sunroom, utility room, ground floor bedroom with shower room adjacent, storage room. Upstairs spacious landing, master bedroom with walk in closet and ensuite, two further bedrooms, family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Dreamfields’, 2 Ballinamona, The Ballagh, Co. Wexford

General Description: ‘Dreamfields’ is a beautiful modern detached home set on c. 0.66 acres of gardens with spectacular countryside views. The property is situated in a private setting yet is conveniently located just moments away from the picturesque village of The Ballagh and Oulart and only 15 minutes’ drive from Wexford town. The sandy beach at Ballinaclesh Bay Beach is reached within 10km drive and the stretch of beach can be walked for hours south to The Raven Point. The property is conveniently located close to the M11 motorway connecting Dublin to Wexford. There is a daily bus and train service available in nearby Enniscorthy and Gorey which serves Wexford town, Rosslare Europort, Dublin City Centre and Dublin Airport.

The house is accessed via beautiful timber gates which open to an attractive stone driveway flanked by flowerbeds and gardens in lawn. The newly planted hedging wrapping the front and side boundaries will mature easily. Constructed in 2009, this architecturally designed property has a bright and spacious flow with many rooms offering a dual aspect and living areas have been cleverly positioned to take advantage of the wonderful country views. The open plan kitchen, dining and sun room is full of natural light and hosts a new island with all you expect within a modern kitchen including a pantry. Off the sunroom doors open out to an elevated decking area positioned perfectly to capture the westerly sunsets over the countryside. The large sitting room benefits from a newly installed solid fuel stove surrounded by a marble mantel. This home is future proofed with a large ground floor bedroom and shower room adjacent. The solid oak staircase leads to a spacious landing area with hotpress, dual immersion and Stira to attic where there is plenty of storage space. The master bedroom with a walk in closet and ensuite. There are two further bedrooms and a family bathroom with a large jacuzzi bath and separate mains powered shower.

‘Dreamfields’ is an ideal retreat to the countryside and family home, a must view. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Storm Porch	0.92m x 0.76m	Leading to entrance hall.
Entrance Hallway	3.70m x 3.15m	Tiled flooring, oak timber staircase leading to first floor.
Sitting Room	5.34m x 4.08m	Carpet flooring, Phoenix insert solid fuel stove with cast iron surround and marble mantle, dual aspect with windows overlooking front and side garden, tv points, electric points and phone points.
Kitchen/Dining Area	7.59m x 3.67m	Tiled flooring with mosaic centre piece, dual aspect with windows overlooking front gardens at the dining room area, large window overlooking rear garden and second window overlooking side garden patio area on kitchen side, extensive floor and eye level cabinets, large island and breakfast bar (newly installed) Whirlpool 4-ring hob with extractor fan overhead & Bosch electric oven. Fitted Zanussi fridgefreezer, stainless steel sink & tiled splashback.
Pantry	1.32m x 0.86m	Tiled flooring and shelved throughout. Door to:
Utility Room	2.33m x 1.97m	Tiled flooring, plumbed for washing machine, space for dryer or plumbed for dishwasher, floor level cabinets with worktop space, tiled splashback and door to rear garden.
Sunroom	3.66m x 3.63m	Double-glass doors, tiled flooring. French doors leading out to elevated patio decking, timber pine roof apex with glass surround on eye level and electric points.
Bedroom 4	4.10(max)x 3.49m	Carpeted flooring with dual aspect and window overlooking rear and side gardens.
Shower Room	2.30m x 1.80m	Tiled flooring, floor to ceiling tiled wall surround, enclosed corner shower with Triton T90xr, w.h.b. with cabinet underneath, w.c.
Storage Room/Coat Closet	1.32m x 0.99m	Tiled flooring with wall of hanging rails.

Oak timber staircase leading to First floor





Landing	2.36m x 1.68m	Tongue and groove flooring, Velux overhead offering bright daylight and Stira attic access.
Hotpress	1.26m x 0.95m	Tongue and groove flooring, dual fuel immersion and shelving.
Master Bedroom	5.42m x 4.44m(max)	Tongue and grove flooring, dual aspect with window overlooking front and side gardens, incorporating walk-in wardrobe with shelves and rails and Velux over head
En-suite	3.48m x 1.54m	Tiled flooring, half wall tiled surround, open walk-in shower with pressure pump mains shower system with rainwater shower head and separate shower head, mosaic tiles to drain and fully tiled enclosed, w.h.b. with cabinet underneath, mirror and built-in lighting overhead, w.c.
Bedroom 3	4.68m(max) x 4.09m	Tongue and groove flooring with large window overlooking front garden.
Bedroom 2	4.56m(max) x 2.86m	Tongue and groove flooring with dual aspect and window overlooking rear and side gardens.
Family Bathroom	3.35m x 2.42m	Jacuzzi bath with separate enclosed shower on mains water, Myra select with large shower head, wall mounted and mirrored shelving, w.h.b. with mirror and lighting overhead, tiled flooring, full tile wall surround, w.c.
Total Floor Area: c. 185 sq.m. / 1,992 sq.ft		



Features

- Peaceful rural setting
- 4 bed detached, 3 bath
- Extending to c. 185 sq.m. / 1,992 sq.ft.
- Built in 2009
- New solid fuel stove.

Outside

- Detached garage (c. 26 sq.m.) – with roller door and pedestrian.
- Gated residence
- Gravel driveway with kerbing
- Gardens in lawn, new hedging to the front and mature hedging at back

Services

- Private well
- Septic tank
- OFCH (3 year old boiler & two zones). Heating can be switched on remotely using climate app.
- Broadband
- Alarm

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: Y21 H361



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): C1 BER No. 112354790

Energy Performance Indicator: 154.82 kWh/m²/yr

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

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