

# "Tall Trees", Finchogue, Enniscorthy, Co. Wexford.

This beautiful residence is presented to the market in what can only be described as pristine condition throughout, very tastefully decorated & fitted out.

Accommodation is bright, spacious, meticulously designed and would suit everyday family living.

It stands on approx. 2 acres with gardens to front, rear & side, driveway and good parking etc.

It is lined with mature shrubbery & trees and has very good frontage and is easily accessible.

This residence is constructed to a very high standard, fully insulated, double glazed, enjoys a superb location and has too many extras to mention.

Only minutes from Enniscorthy town centre & local shops, schools, churches, restaurants etc. Very accessible to the N11,

N8, Dublin City & Airport, Gorey, Wexford town and the ferries at Rosslare Europort are just over 30 minutes away.

Also short driving distance to many beautiful beaches at Curracloe, Ballinesker, Blackwater etc.

**THIS PROPERTY IS HIGH END AND NOT TO BE MISSED.**

## **Property Features:**

Superb location.

Fantastic accommodation.

Tastefully designed & decorated.

Mature & spacious grounds.

Full security system.

## **Accommodation Comprises:**

Entrance Hallway/Reception 15'11" x 10' Bright & spacious, natural timber floors, handcrafted staircase, feature window.

Lounge 20'7" x 17'8" Natural timber floors, feature fireplace with stove, coving & centre rose.

Study/Office 12'5" x 12'4" Feature fireplace, coving.

Living Room 12'11" x 11'9" Natural timber floors, Double doors to patio & garden.

Kitchen/Diner 17'7" x 15' Fully fitted eye & waist level handcrafted kitchen units, stainless steel sink unit, tiled floors, part tiled walls, all white goods, feature bay window, coving, centre rose.

Stairs 1st return

Bedroom No. 1 (Master) 18'2" x 24' Large walk in wardrobe & en-suite.

En-Suite Bathroom 13' x 5'10" WC, WHB, bath, shower, tiled.

Landing

Bedroom No. 2 14'9" x 16'10" Natural timber floors, En-suite shower, WC, WHB, tiled floors.

Recreation Room 19'4" x 17' Natural timber floors.

Stairway to lower level:

Bedroom No. 3 15' x 10'11" En-suite shower, WC, WHB.

Bedroom No. 4 14'4" x 10' En-suite shower, WC, WHB.

Bedroom No. 5 14'8" x 10'1" WC, WHB.

Basement Utility 13'8"x 9'11" Fully fitted built in units, stainless steel sink unit, plumbed for appliances, access to double garage & gardens.

**Outside:** Spacious mature gardens, excellent parking, driveway.

**Services:** Private water, private sewage, oil fired central heating, fully insulated.

**BER:** C2 Ber No: 107476806 193.62kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** Drive over the old bridge in Enniscorthy and pass Treacy's hotel, pass Mr. Price on your left, continue for approx. 1 mile and take a left turn signposted for Monageer/Boolavogue and this residence is short distance on your right.

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## **Prime Residential Development Site of C.9.23 Acres with F.P.P. for 49 Houses, AT Newtownbarry, Bunclody, Co. Wexford.**

- **Superb location, outskirts of Bunclody town, very sought after area.**
- **Beautiful scenic area adjacent to shops, schools, churches etc.**
- **Very accessible, good frontage & easily connected to the N80, M9 & also close to Carlow, Gorey, Enniscorthy, Ferries at Rosslare Europort, M11 & M50.**
- **Very commutable to Dublin City & airport.**
- **POA**

**VIEWING HIGHLY RECOMMENDED.**

**GREAT OPPORTUNITY - READY TO GO**

**SERVICES:** Mains water, sewage adjacent, capacity available.

**LEGAL:** P.B Cunningham & Co., Suite 212, The Capel Building, Mary's Abbey, Dublin 7.

**APPLY:** Sole Agent Keane Auctioneers 053 9123072.

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## "Oak Lodge", Crefogue, Enniscorthy, Co. Wexford.

"Oak Lodge" is a beautiful Period Style Countryside Residence that is presented to the market enjoying a wonderfully matured setting on c. 4 Acres just outside of Enniscorthy town.

It has many "olde worlde" features creating a very warm atmosphere throughout. It is approached by a mature tree lined avenue to spacious grounds and has well laid out gardens to front, rear and side. There are very attractive stone built stables, double garages, feed room/tack room and nicely laid out paddock which adjoins the property.

Accommodation is very practical, spacious and suits everyday living. Short driving distance from Wexford town and the ferries at Rosslare Europort, Dublin City and airport 1 ½ hours approx.

Close to local shops, schools and churches. It is nestled into what can only be described as a captivating countryside setting. It has fantastic potential and must be viewed for full appreciation of its value.

**ONCE OFF OPPORTUNITY.**

**MUST BE VIEWED.**

### **Property Features**

The ideal Equestrian Property.

Countryside living at its best.

Fantastic potential.

Privacy & Beautiful Tree-lined Mature grounds.

Wonderful setting.

### **Accommodation Comprises:**

Porch Bright and Spacious, Tiled floor.

Kitchen/Diner 19'3" X 13'4" Tiled floor, Fully fitted eye & waist level units, breakfast counter, plumbed for appliances.

Lounge 15'11" X 12'10" Timber floor, Fireplace, Double doors to garden.

Dining Room 18'10" X 11'10" Fireplace.

Utility Room 15'11" X 6'5" Tiled floor, Storage unit/fitted presses, plumbed for appliances, Separate WC & WHB.

Upstairs

Bedroom No. 1 11'1" X 9'6" Built in wardrobe.

Bedroom No. 2 12'11" X 9'6" Built in wardrobe.

Bedroom No. 3 15'8" X 12'4" Walk in wardrobe, En-suite with shower, WC & WHB.

Bedroom No. 4 12'6" X 9'9" Built in wardrobe.

Bathroom 11'7" x 9'6" Tiled floor, part tiled walls, shower, WC & WHB.

Hot Press

**Outside:** Double garages, single garage, storage (lofted), stable's, feed/tack room.

**Services:** All Services.

**BER:** D2 Ber No: 108835380 278.35 kWh/m<sup>2</sup>/yr

**Viewing :** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 91 23072

**Directions:** From Wexford proceed on the main N11 towards Enniscorthy, passing through Oylegate village, take the 1st road to the right after coming out of the village signposted for Glenbrien,

continue on this road until you come to a V in the road which will be signposted for Lawson House Nursing Home, keep to the left and continue on the road until you come to a staggered 4 crossroads and go straight across it, and this residence is the 2nd short laneway on the left.

**GPS Co-Ordinates:** Latitude 52.479 Longitude -6.5476

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## [C. 0.75 Acre Site at Rahale, Oylegate, Co. Wexford.](#)

- Magnificent location, just off the N11 and the upcoming Enniscorthy bypass (M11).
- For sale **subject to planning** for 1 dwelling.
- This scenic area is just 2.5 km from Oylegate village with all local amenities close to hand.
- Enniscorthy & Wexford town are approx. 10 minutes.

**VIEWING IS HIGHLY RECOMMENDED.**

**Services:** Mains water adjacent.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Reserve Price :** €65,000

**Directions:** From Wexford, proceed into Oylegate village, turn right at the Slaney Inn pub and this site is 2.5 km up this road on your right hand side.

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## [Coolteigue Hill, Bree, Enniscorthy, Co. Wexford.](#)

Absolutely Charming detached bungalow residence located in a much sought after residential area just 10minutes drive from Enniscorthy town centre. This very attractive home enjoys the most pleasant c.0.44 acre site of beautifully mature & landscaped gardens with shrubbery, vegetable garden, fruit trees, patio to rear and detached garage.

Accommodation is bright, very well laid out and in excellent condition throughout featuring 3 bedrooms, living room, kitchen & seperate dining room all tastefully decorated creating a warm, welcoming and homely atmosphere. All local facilities shops, schools, churches etc., are within easy reach at Bree village, Enniscorthy town & Wexford town centre is approx. 20mins driving distance.

The main N11 route to Dublin is also very easily accessed. The sale of this property offers an excellent opportunity to acquire a beautiful home on a wonderful site in a highly sought after area and would ideally suit a wide range of property buyers.

Viewing Highly Recommended

### **Property Features**

3 Bedrooms

Detached garage

Beautifully mature landscaped site

Panoramic countryside views

Excellent condition

Private site

Sunny aspect

Fully insulated

### **Accommodation Comprises:**

Entrance Hallway 12'5 x 5'6

Living room 15'6 x 14'6 Feature fireplace, stove, tv point.

Lounge / Bedroom 1 12'7 x 8'7 Built in storage.

Kitchen / Diner 11'5 x 11'11 Fully fitted solid oak kitchen with eye & waist level units, part tiled walls, tiled floors, stainless steel sink unit.

Dining room 12'2 x 10' Timber floors, tv point.

Utility 9'9 x 5'8 Tiled floors, door to rear, fully fitted eye & waist level units, plumbed for appliances.

Bathroom 12'1 x 6'3 Bath, wc, whb, triton shower.

Bedroom 2 13'2 x 13' Built in sliderobes.

Bedroom 3 13'3 x 12'1 Built in sliderobes.

Upstairs

Room No. 1 10'10 x 13'3

Room No. 2 13'1 x 9'11

Shower room 9'11 x 5'7 wc, whb, shower.

**Outside:** Detached garage - 24' x 12'11, private mature gardens & patio to rear, gardens to front with Oak Tree, spacious driveway.

**Services:** Oil fired & dual central heating, new boiler, fully insulated, sewage -septic tank, shared water scheme.

**BER:** C2 No. 102055332.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment.

**Directions:** From Wexford town proceed out the main Enniscorthy road, take the left turn for Edermine before you come into Enniscorthy, proceed over Edermine Bridge, keep straight until you come to a T-junction, take a left, the property is then shortly on the right hand side with For Sale board.

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## **Ballyhogue, Enniscorthy, Co. Wexford.**

This property has an excellent location in the centre of Ballyhogue village with good frontage and easy access.

Adjacent to local shops, schools & churches and also short distance from Curracloe, Glynn, Killurin, Bree, Kiltaly, Clonroche, Enniscorthy etc.

Wexford town is only 20 minute driving distance as is the Irish National Heritage Park, N25 & N11. Dublin city & airport is less than 2 hours.

It offers a spacious c. 1 acre site and very good accommodation, bright & spacious and well laid out with good parking.

Presented in good condition throughout and offers an excellent opportunity to acquire an excellent home in a great location.

**MUST BE VIEWED.**

**GREAT OPPORTUNITY.**

### **Property Features**

Very good location.

Spacious grounds.

Very good accommodation.

Nicely presented.

Fantastic potential.

### **Accommodation Comprises:**

Entrance Porch/Sunroom 17'5" x 7' Parquay tiled floors.

Lounge 15'5" x 10'9" Stove, hotpress.

Kitchen/Diner 11'2" x 9'2" Fully fitted kitchen eye & waist level units, part tiled walls, and floors, white goods.

Living Room 18' x 12' Fireplace

Utility 8'9" x 11'2"

Bedroom No. 1 10'11" x 7'9"

Bedroom No. 2 11'4" x 7'11"

Bedroom No. 3 14'9" x 9'2" Built in wardrobe, WHB

Bath Room 9'4" x 6'2" WC, WHB, Shower, tiled.

Garage 16'5" x 8'3"

Storage 8'3" x 6'8"

**Outside:** Gardens, parking, storage, garage.

**Services:** Mains water, private sewage, oil fired central heating, parking.

**BER:** G Ber No: 106689672 612.16kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** In ferrycarrig take a left turn signposted for Clonroche and pass the heritage park, continue on this road after the railway bridge take a right turn for Killurin, continue on this road, passing Marty B's pub on your right continue for short distance taking a right turn signposted for Ballyhogue, drive for short distance and this residence will be on your left as you enter Ballyhogue village.

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## **No. 1 Power's Court, Oylegate, Co. Wexford.**

Beautifully presented 2 storey detached residence on spacious mature gardens, private cul de sac & easy access.

Accommodation is very well laid out & nicely presented. Adjacent to local shops, schools & churches in Oylegate village, short driving distance to Enniscorthy & only 15 minutes to

Wexford town (trains, buses, 3rd level, Wexford General Hospital etc.)

Easy access to the N11, short driving distance from Irish National Heritage Park, 25 mins from ferries at Rosslare Europort & easy distance from beaches at Curraclloe & Blackwater.

This is the ideal family home, in great condition with bright spacious accommodation.

Gardens to front, side & rear, excellent parking with short driveway.

**FANTASTIC HOUSE . GREAT LOCATION.**

**MUST BE VIEWED.**

### **Property Features**

Very attractive design.

High standard of workmanship & materials throughout.

Superb location.

Bright & spacious accommodation.

Great gardens.

Many extras.

**Accommodation Comprises:**

Entrance/ Hallway 14'9" x 6'10" Tiled floor, bright & spacious.

Living Room 11'11" x 21'6" Timber floors, feature fireplace, doors to patio.

Kitchen/Diner 21'5" x 11'9" Fully fitted kitchen eye & waist level units, part tiled walls.

Utility Room 10'11" x 6'10" Built in presses, tiled floor, plumbed for appliances.

Guest WC WC, WHB, tiled floor.

Sun Room 17'4" x 11'9" Tiled floor, access to patio

Dining Room 13'10" x 11'9"

Upstairs

Landing

Bedroom No. 1 11'10" x 10'6" Built in wardrobe, En-suite

En-Suite Shower, WC, WHB, fully tiled.

Bedroom No. 2 11'9" x 9'8" Built in wardrobe, En-suite

En-Suite Shower, WC, WHB, fully tiled.

Bedroom No. 3 11'9" x 7'9" Built in wardrobe.

Bedroom No. 4 11'8" x 7'10" Built in wardrobe.

Bath Room 10'1" x 8' WC, WHB, Bath, Shower unit, Fully tiled.

Garage 19' x 15' Roll up & over door.

**Outside:** Gardens to front, rear & side, boiler house, garage.

**Services:** Mains water, private sewage, oil central heating, parking, fully alarmed.

**BER:** C3 BER No: 109607689 221.05 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the N25, on entering Oylegate village Powers Court is located on your right hand side as you drive towards Enniscorthy, on entering Powers Court, take a left and no. 1 is the last house .

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## **"Ard Bheag", Ballyconnigar, Blackwater, Co. Wexford.**

Beautifully presented 3 bedroom bungalow residence resting on a c. 0.75 elevated acre site with mature shrubbery and scenic countryside & coastal views.



Approached via an impressive gated entrance this excellent property enjoys privacy, seclusion landscaped gardens and a sunny aspect.

Accommodation is very nicely proportioned, bright, spacious and is in pristine condition throughout with double glazed windows, oil fired central heating and many added extra's.

This residence is located in one of the most sought after coastal locations in the South East being walking distance to Blackwater village and Ballyconnigar Beach.

Blackwater village provides a host of amenities, shops, schools, hotel, restaurants, Church, etc.

Wexford town centre is 15/20 minutes driving distance and

Dublin City & airport is less than 2 hours with the N11 very easily accessed.

The sale of this property offers a superb opportunity for those seeking to acquire a very well presented home walking distance to a popular village and beach on a beautifully mature & private site.

This one is not be missed!

### **Property Features:**

Private mature c. 0.75 acre site.

3 Double bedrooms.

Timber outhouse.

Panoramic coastline views.

Ample car parking.

Excellent condition.

Oil fired central heating.

### **Accommodation Comprises:**

Entrance Hallway 11'8" x 27'7" Canadian maple solid timber floors.

Living Room 15'5" x 14'9" Feature fireplace with stove, Canadian maple solid timber floors, door to side.

Kitchen/Diner 17'10" x 12'11" Fully fitted eye & waist level kitchen units, part tiled walls, tiled floor, recessed lighting, door to side.

Utility Room 10'10" x 5'10" Plumbed for appliances, tiled floors, hotpress, door to rear.

Office/Study 8'1" x 5'10" Canadian maple solid timber floors.

Bedroom No. 1 12'8" x 10'8" Canadian maple solid timber floors.

Bedroom No. 2 12'7" x 10'8" Built in wardrobe.

Bedroom No. 3 (Master) 13'6" x 14'6" Spacious built in wardrobe, timber floors, en-suite.

En-Suite with WC, WHB, Triton Shower, tiled floors, part tiled walls.

Bathroom 9'8" x 8'2" Bath, WC, WHB, triton shower, tiled floors.

**Outside:** Log Cabin, fully landscaped garden with sea views.

**Services:** Oil fired central heating, mains water, sewage - septic tank.

**BER:** C3 No. 104019120 208.39 kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072.

**Directions:** Drive through Black water village heading for Kilmuckridge, just as you leave the village, take a right turn for Ballyconnigar Strand and the property is located a short distance on the left hand side with For Sale board.

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# No. 1 Rosemount Gardens, Ballymurn, Co. Wexford.

Beautifully presented detached residence at Ballymurn village. Bright spacious home, very well laid out accommodation,

excellent mature gardens to front and rear. Presented in immaculate condition and beautifully decorated, many extras etc.

Short driving distance from Wexford town, Enniscorthy, Oylegate village and the ferries at Rosslare Europort.

Local shop and school are at it's doorstep and it is also easily connected to the N11 and less than 2 hours from Dublin City

and airport. This is a very attractive and much sought after area and Rosemount Gardens is a beautiful compact estate and is extremely well kept.

**MUST BE VIEWED.**

**NOT TO BE MISSED.**

## **PROPERTY FEATURES**

Very tastefully decorated.

Bright, spacious, well laid out.

Excellent gardens - very well presented.

Private parking.

Walking distance to shops, school and post office etc.

Very well insulated, double glazed etc.

High standard of workmanship & materials through out.

## **Accommodation Comprises:**

Entrance/ Hallway 19'2" X 6'9" Tiled floor, Storage, bright & spacious.

Lounge 17'8" X 13'5" Very attractive Feature fireplace, bay window, sliding doors to garden.

Kitchen/Diner 12'5" X 21'8" Fully fitted kitchen units and integrated white goods, breakfast counter, bay window, tiled floors, part tiled walls.

Sun Room 10'2" X 11'7"

Utility Room 10'2" X 5'9" Fully fitted and plumbed.

Bedroom No. 1 13'4" X 9'4" Spacious Built in wardrobe.

Bathroom 8'9" X 6'7" WC, WHB, Bath, tiled.

Upstairs

Landing Hotpress

Bedroom No. 2 (Master) 18'4" X 12'8" Spacious Built in wardrobe, eve storage.

Bedroom No. 3 12'2" X 21' Eve storage.

Shower Room 9'3" X 9'4" WC, WHB, Shower, tiled.

**Outside:** Gardens to front and rear, patio, garden shed, tree/playhouse, double side entrance, parking.

**Services:** Mains water & sewage, oil fired central heating.

**BER:** C3 Ber No: 103203303 208.42kWh/m2/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford drive to Oylegate village, taking a right turn at the Slaney Inn, proceed to Ballymurn

village and just as you enter the village Rosemount Gardens are located on your right hand side with a beautiful

stone entrance.

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