

# No. 4 Carraig Mor, Cullenstown, Duncormick, Co. Wexford

Stunning Detached Residence on a beautiful mature site in a small development of 5 detached exclusive homes with panoramic sea views & presented to the market in what can only be described as immaculate condition throughout. This unique home is finished and styled to an impeccable standard with beautiful interior and many added extra's throughout. It enjoys breathtaking views over Cullenstown Strand and the Keeragh Islands. The property is a stone's throw to the beautiful beach at Cullenstown. Comprising of 4 bedrooms and very well laid out bright living accommodation the property boasts a wonderful open plan kitchen/diner/sunroom and living room with breathtaking views over the sea. All facilities such as shops, schools, churches etc.

are within easy access at nearby villages Duncormick, Bridgetown Kilmore etc.. The picturesque village of Kilmore Quay is approx. 10 minutes driving distance, 20 minutes from Rosslare Europort and 20 minutes approx. to Wexford town centre. The property is spoilt for choice with some of the South East's finest beaches nearby at Bannow, Fethard on Sea, Duncannon etc. The stunning Cullenstown Strand is on its doorstep, so step outside the front door and stroll down to the beach to enjoy lovely picturesque walks. This property would make a fantastic permanent home, holiday, retirement etc. given its superb accommodation, uniqueness & beautiful scenic location.

## Panoramic Sea Views

Exclusive development of just 5 detached homes

Short stroll to the beach

4 Bedrooms

2 Living rooms

Sun room

Many added extra's

## Accommodation Comprises:

Entrance Porch 1.9m x 1.6m □ Entrance Hallway 4.2m x 2.1m Tiled floors.

Living Room 5.6m x 4.1m Timber flooring, Feature fireplace, TV point, coving.

Kitchen/Diner 10.7m x 4.1m Fully fitted eye & waist level units, stainless steel sink unit, breakfast bar, part tiled/part timber flooring, part tiled walls, doors to sunroom.

Sun Room 2.7m x 3.5m Tiled floors, doors to garden.

Utility Room 2m x 1.7m Plumbed for appliances, tiled floor, door to rear.

Guest WC 1.9m x 1.1m WC, WHB, fully tiled.

Office/ Sitting Room 4.9m x 4.2m Timber floors, feature fireplace with stove.

## Upstairs

Landing Bright & spacious, hot-press.

Bedroom No. 1 4.6m x4.2m Timber floors, built in wardrobe, en-suite.

En-Suite 3m x 1.8m WC, WHB, shower, fully tiled.

Bedroom No. 2 5.2m x3m Built in wardrobe, TV point.

Office/Study 3.3m x 2.9m

Bedroom No. 3 3.7m x 3.6m Built in wardrobe.

Bathroom 3.4m x 3.5m WC, WHB, jacuzzi bath, shower, fully tiled.

Detached Garage 5.0m x 8.0m

Outside: Gardens to front, rear & side, cobblelocked driveway, spacious parking

Services: Mains water, mains sewage, oil fired central heating, fully alarmed.

BER: B3 Ber No: 109553743 128.81 kWh/m<sup>2</sup>/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: - From Duncormick village keep left heading for Cullenstown Strand and Carrig Mor is on the right just entering the village.

GPS Co-Ordinates: Latitude 52.219 Longitude -6.716

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## [No. 50 St. David's Well, Bridgetown, Co. Wexford.](#)

Fabulous 4/5 bed detached residence located on the outskirts of Bridgetown village adjacent to all amenities shops, schools, restaurants, post office, hair salon and much more.

Only minutes driving distance to numerous long sandy beaches at Kilmore, Kilmore Quay, Cullenstown, Rosslare and Carne. Wexford town & ferries at Rosslare Europort are 20 mins approx.

This property enjoys a superb location with a lovely countryside setting in a charming development with attractive stone exterior. It also enjoys a superb position in the development with a corner site, spacious back garden not overlooked with sunny aspect. It features a wonderful layout of spacious and well laid out accommodation comprising 4 bedrooms and 2 living rooms, with lovely kitchen / diner area presented in immaculate condition and tastefully decorated creating a warm & welcoming atmosphere.

The Sale of this Property represents excellent value for money and would make a superb family home / holiday etc. being adjacent to all amenities in a charming village location and minutes to beaches.

**VIEWING HIGHLY RECOMMENDED.**

### **Property Features**

4/5 Bedrooms.

2 Living rooms.

Kitchen with separate dining area.  
Spacious rear garden not overlooked.  
Minutes to beaches.  
Adjacent to amenities.

**Accommodation Comprises:**

Entrance/ Hallway 5m x 3.1m  
Living Room 5.3m x 3.9m Feature fireplace, tv point.  
Office/Lounge 4.8m x 2.8m  
Kitchen/Diner 5m x 3.1m Fully fitted kitchen eye & waist level units, part tiled walls.  
Dining Room 3.4m x 2.8m  
Utility Plumbed for appliances, door to rear.

Upstairs

Landing Hot press.  
Bedroom No. 1 3.1m x 2.8m  
Bedroom No. 2 (Master) 3.9m x 3m Built in wardrobe, en-suite.  
En-Suite 2.7m x 1.3m WC, WHB, part tiled walls.  
Bedroom No. 3 3.8m x 2.7m  
Bedroom No. 4 2.4m x 3.2m  
Bathroom 2.6m x 2m WC, WHB, Shower, tiled walls.

**Outside:** Garden to front and rear, side entrance and ample parking.

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

**BER:** B3 Ber No: 100771054 141.02kWh/m<sup>2</sup>/yr.

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

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

**Directions:** From Wexford drive the Rosslare road, just outside Wexford turn right for Murrintown/Johnstown Castle. Go through Murrintown village, past Sleadagh Farm. Take the third road to the left signposted Bridgetown 2 miles. Drive through Bridgetown village, over the railway line and David's Well is short distance on your right.

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## **Knocktown, Duncormick, Co. Wexford.**

Beautiful bungalow residence on spacious mature site (c. 0.75 acre) with excellent gardens. Great location, very close to Kilmore Quay, Cullenstown, Ballyhealy etc. Local shops, schools (3rd level), churches, restaurants are close by at Bridgetown village, Kilmore Quay, Duncormick & Baldwinstown etc. Presented in very condition with accommodation nicely laid out, bright & spacious with drive around

facilities ,large parking area & spacious garage.

Wexford town centre 25 minutes approx & the ferries at Rosslare Europort short driving distance.

### **EXCELLENT PROPERTY MUST BE VIEWED.**

#### **Property Features**

Spacious mature gardens to front, rear & side.

Great location.

Only mins from shops, schools, churches, beaches etc.

Only 25 mins from Wexford town also close to

Wellingtonbridge.

Very good accommodation.

#### **Accommodation Comprises:**

Entrance Hallway 13'9" x 5'10" Timber floors.

Living Room 14'1" x 14'7" Feature fireplace, solid timber floors.

Kitchen/Diner 20'10" x 9'11" Fully fitted eye & waist level units, part tiled walls, tiled floor, double door access to garden.

Utility 8' x 6'4" Plumbed for appliances, tiled floor

Inner Hallway 39' x 24' Tiled floor, hotpress.

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

Bedroom No. 2 13'5" x 9'9" Built in wardrobe.

Bedroom No. 3 10'9"x 11'

Bathroom WC, WHB, Shower, tiled.

**Outside:** Gardens to front & rear, large shed(suitable for garage/workshop).

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

**BER:** D2 Ber No: 109777656 280.19 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford town proceed out the Duncannon line, pass Newline Oil and just before Geelans shop take a left turn signposted for Kilmore Quay, continue on this road, pass the quarry's and take a right turn at Scar cross, pass the 1st turn to the right and this residence is the 2nd house on the right.

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## **Gibberwell, Duncormick, Co. Wexford.**

Very attractive bungalow residence on c. .75 acre in a lovely location, very close to the South East coastline and many beaches which include Cullenstown, Ballyteigue, Kilmore Quay etc.

Short driving distance from local villages such as Duncormick, Bridgetown, Rathangan, Kilmore Quay etc which offer local shops, schools (3rd level), churches etc.

Many local attractions nearby such as popular restaurants, golf, angling & trips to Saltee Islands etc.

Very accessible to ferries at Rosslare Europort, Wexford town is 20 minutes approx. and less than 2 hours from South Dublin.

This is a very popular & sought after area with so much to offer, and is in high demand. Accommodation is very well laid out, bright, spacious, nicely decorated with gardens to front & rear with spacious parking.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features**

Very accessible/good road frontage.

Superb location.

Very good accommodation.

Everyday facilities at it's doorstep.

Beautiful views.

### **Accommodation Comprises:**

Entrance Hallway 6.8m x 3.5m Solid oak floor, bright & spacious.

Living Room 5.8m x 4.7m Feature stove with brick surround and solid pine mantle, solid pine floor, beamed ceiling.

Kitchen/diner 9.3m x 3.7m Fully fitted eye & waist level kitchen units, part tiled walls, solid oak floor, breakfast counter, beamed ceiling.

Living Room/Conservatory 4m x 4.1m Stove, garden access to patio.

Utility Room 3.8m x 2m Eye & waist level units.

Inner Hallway 5.5m x 1.5m Solid oak floor.

Bedroom No. 1 (Master) 5.6m x 4.6m 2 x Walk in wardrobe, en-suite.

En-Suite 2.1m x 1.8m WC, WHB, shower, fully tiled.

Bedroom No. 2 4.1m x 3.2m

Bedroom No. 3 4.1m x 3.4m

Bathroom 3.1 x 2.5m Bath, shower, WC, WHB, tiled floor, part tiled walls.

Attic Storage 1 3.8m x 3.9m

Attic Storage 2 10.7m x 8m

**Outside:** Spacious gardens to front & rear, patio area, 2 x garden shed, parking.

**Services:** Mains water, private sewage (pure flo), oil fired central heating.

**BER:** Awaiting certificate.

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

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

**Directions:** From Wexford drive out the main Duncannon Line, take a turn left for Kilmore Quay opposite Geelan's shop, continue on this road as far as Baldwinstown, take a right in Baldwinstown for Duncormick, on entering Duncormick opposite the tractor garage, take a left turn signposted for Kilmore, continue on this road taking the 1st road to the left and this residence is the 3rd on the left.

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## "Spring Well", Knocknoran, Kilmore, Co. Wexford.

This very attractive 2 storey 4 bed residence enjoys an outstanding location just outside of Kilmore village. Short driving distance from Wexford town & 20 minutes approx. from the ferries at Rosslare Europort. Only minutes from Kilmore Quay (very attractive marina & daily trips to the Saltee Islands), many popular restaurants & beautiful sandy beaches at Ballyhealy, Ballygrangans etc. The property is presented in top class condition throughout with spacious lawns, good parking, excellent frontage, easy access and high standard of workmanship & materials have been employed throughout. All local schools (incl. 3rd level) , pharmacy, medical centre, shops etc. are at it's doorstep. Accommodation is bright, spacious, beautifully finished and would make a lovely family or retirement home and would definitely make a good investment.

### **VIEWING IS HIGHLY RECOMMENDED.**

#### **Property Features:**

Superb location.  
Very sought after area on the South East Coastline.  
Top class accommodation - beautifully proportioned.  
Pleasant countryside setting with attractive peaceful surroundings.  
Excellent gardens etc.

#### **Accommodation Comprises:**

Entrance Porch 3'3" x 5'7" Tiled floor.  
Entrance Hallway 7'3" x 20'8" Solid timber floor, bright & spacious.  
Living Room 12'2" x 18'1" Solid Oak timber floors, feature marble fireplace, recessed lighting, TV point.  
Kitchen/Diner 15'5" x 27'7" Fully fitted eye & waist level kitchen units, breakfast counter, stainless steel sink unit, part tiled walls, tiled floor, bay window, patio door to garden.  
Utility Room 6'7" x 8'10" Plumbed for appliances, built in units, door to rear.  
Bathroom 8'2" x 9'6" WC, WHB, bath, shower, fully tiled.  
Bedroom No. 1 11'2" x 13'1" Solid oak timber floor.

Upstairs

Landing 7'3" x 9'2" Bright & spacious.  
Bedroom No. 2 11'10"x 17'1"  
Bedroom No. 3 10'6" x 15'5"  
Bedroom No. 4 11'2" x 15'1" Walk in wardrobe, En-Suite.  
En-Suite 5'11" x 7'7" WC, WHB, Triton shower, part tiled walls, tiled floor.  
Walk in Wardrobe 4'11" x 5'7"  
Guest WC 3'11" x 5'11" WC, WHB.

**Outside:** Gardens to front, rear & side, integrated garage, parking.

**Services:** Mains water, private sewage - septic tank, oil fired central heating.

**BER:** D1 Ber No: 109845487 242.43 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072 -Joint agent Sherry Fitzgerald Radford (051) 426161

**Viewing:** Strictly by appointment.

**Directions:** From Wexford town proceed out the Rosslare road, take a right turn signposted for Kilmore, continue on this road and on entering Kilmore village take a right turn just before Murphy's Daybreak, proceed on this road keeping left at the V in the road and "Spring Well" is a short distance on your right.

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## **Lacken, Duncormick, Co. Wexford.**

Stunning Detached Bungalow residence on a beautiful **c. 0.5 acre** site with panoramic coastline views presented to the market in

what can only be described as immaculate condition throughout.

This unique home is finished and styled to an impeccable standard with beautiful interior and many added extras throughout. Comprising of 4 bedrooms and well laid out bright living accommodation the property enjoys a wonderful open plan kitchen / diner/ living room with breathtaking views over Cullenstown Strand.

All facilities such as shops, schools, churches etc. are within easy access at Duncormick village. The picturesque village of Kilmore Quay is approx. 10 minutes driving distance,

20 minutes from Rosslare Europort and 20 minutes approx. to Wexford town centre. The property is spoilt for choice with some of the South East's finest beaches nearby at Bannow, Fethard on Sea, Duncannon etc. The stunning Cullenstown Strand is on its doorstep, so step outside the front door and stroll down to the beach to enjoy lovely picturesque walks.

This property would make a fantastic permanent home, holiday, retirement etc. given its superb accommodation, uniqueness & beautiful scenic location.

**VIEWING IS HIGHLY RECOMMENDED.**

**Property Features:**

Modern and bright interior.

Panoramic Views over Cullenstown Strand.  
Excellent layout.  
4 bedrooms.  
Detached garage.  
Patio.

**Accommodation Comprises:**

Entrance Hallway 14'10" X 8'1" Tiled floors, bright & spacious.  
Kitchen/Diner/Lounge 24'10" x 31'7" Double sided fireplace, coving, recessed lighting, TV point, tiled floors, built in units, double doors to patio over looking Cullenstown Strand.  
Fully fitted eye & waist level kitchen units, part tiled walls, tiled floors, stainless steel sink unit.  
Utility Room Fully fitted eye & waist level units, door to rear garden.  
Bedroom No. 1 9'7" x 11'9"  
Bathroom 10' x 6'7" WC, WHB, Bath, Triton shower, fully tiled.  
Bedroom No. 2 (Master) 11'4" x 13'7" En-Suite with shower, WC, WHB, part tiled walls, tiled floors.  
Bedroom No. 3 11'5" x 11'5"  
Bedroom No. 4/Office 13'2" x 10'

Detached Garage 20'10" x 10'9"

**Outside:** Gardens to front & rear, garage, parking, gated entrance.

**Services:** Mains water, private sewage - septic tank, solar heated pressurised water system, oil fired central heating.

**BER:** Awaiting certificate.

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

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

**Directions:** Proceed through Duncormick village, take the left turn for Cullenstown leaving the village, proceed straight and take the first cul de sac to the left and the property is at the end of this road on the left hand side.

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## **Baldwinstown, Bridgetown, Co. Wexford.**

Very well appointed 2 storey residence in the centre of Baldwinstown village, only minutes from Kimore Quay and short

driving distance from Wexford town centre.

Many beaches close by at Ballyhealy, Cullenstown and very attractive marina at Kilmore Quay with daily trips to the Saltee Islands.

Surrounded by many restaurants in the area and has local shops, churches, schools (3rd level) in nearby villages of Bridgetown, Kilmore & Rathangan.

Good frontage, easy access, spacious gardens and nicely laid out accommodation.



**MUST BE VIEWED.  
GREAT OPPORTUNITY.**

**Property Features:**

Good frontage.  
Easy Access.  
Presented in good condition.  
Good accommodation.  
Very popular & sought after area.

**Accommodation Comprises:**

Entrance/ Hallway  
Sitting Room 15'3" x 9'11" Feature fireplace.  
Living Room 15'2" x 13'2" Feature fireplace.  
Kitchen/Diner 10'8" x 9'10" Fully fitted kitchen eye & waist level units, part tiled walls, stainless steel sink unit.  
Dining Room 10'10" x 10'3"  
Shower Room 9'9" x 9'7" Shower, WC, WHB, tiled.  
Bedroom No. 1 11'10" x 9'9" Built in wardrobe.

Upstairs

Bedroom No. 2 11'10" x 10'11" Built in wardrobe.  
Bedroom No. 3 13' x 8'10"  
Bath Room 8' x 6' WC, WHB, Bath, Fully tiled.

**Outside:** Storage sheds, spacious garden to rear with side entrance.

**Services:** Mains water, mains sewage, gas central heating.

**BER:** G Ber No: 107509986 508.44kWh/m2/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road, at Kerlogue Nursing Home take a right turn signposted for Johnstown Castle, continue straight on this road and drive through Murrintown Village, keeping straight passing Sleadagh farm, carry on straight for Baldwinstown and entering the village take a right for Duncormick and this residence is short distance on your left.

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## **Pludboher, Tomhaggard, Co. Wexford.**

**Olde Worlde Style Residence on c. 10.5 Acres**

*By Private Treaty*

- Countryside residence enjoying an **absolutely fabulous location only a couple of minutes from “The White Hole” which is beachside** and an extensive wildfowl conservatory area. Also short distance from many restaurants in Kilmore Quay, sandy beaches, daily trips to the Saltee Islands, Ballyhealy Beach, etc.
- This is a highly sought after area on the southeast coastline both residential and holiday. It is just a few minutes from Wexford Equestrian and is in the centre of a very popular hunting area also fishing, swimming, etc.
- Local shops, schools and churches are close by at Kilmore and Bridgetown villages inc. 3<sup>rd</sup>
- 1 hour approx. from Waterford city and airport, 2 hours from Dublin city and airport and 25 minutes driving distance from the ferries at Rosslare Harbour.
- It is **presented on C. 10.5 acres** which are laid out in fields around the house. It is approached by a short driveway with gardens and parking surrounding the house. It enjoys double access, very good road frontage, mature trees and stone buildings.
- Accommodation is bright, spacious and well laid out.

GREAT POTENTIAL  
MUST BE VIEWED

Accommodation comprises:

ROOM	SIZE	FEATURES
Entrance Porch	10' 4" x 8' 4"	
Kitchen/diner	26' 3" x 15' 2"	Kitchen units, stainless steel sink unit.
Utility Room		
WC & WHB		
Sittingroom	19' 6" x 12' 2"	
Upstairs		
Bedroom No. 1	13' 10" x 12' 5"	
Bedroom No. 2	12' 8" x 13' 7"	
Bathroom	11' 9" x 7' 2"	WC & WHB
Bedroom No. 3	10' 3" x 9' 9"	
Bedroom No. 4	13' 9" x 9'	

**OUTSIDE:** Mature trees, spacious grounds, stone buildings, good parking, etc.

**SERVICES:** ESB, mains water, septic tank, oil fired central heating.

**B.E.R. tbc**

**VIEWING:** Strictly by appointment with the sole agent.

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

**DIRECTIONS:** From Wexford take the Rosslare road, take a turn right for Kilmore. At Greenacres Pub turn left. At first crossroads turn right for Tomhaggard. Go straight through Tomhaggard village and after approx.  $\frac{3}{4}$  mile turn left at the sign for fishing and this property is the first entrance on the right.

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# **Restaurant Premises To Let, Main Street, Bridgetown, Co. Wexford.**

**TO LEASE - RESTAURANT PREMISES (FORMERLY BUTTON & SPOON).  
C.117 SQ.MTR.**

Fantastic opportunity to acquire a lease on a very well positioned business premises in the centre of Bridgetown village directly adjacent to the Main Street and has very good frontage, excellent footfall, very visible and easily accessible.

The premises is in excellent condition, having previously traded very successfully and is the perfect opportunity to acquire a top class establishment in a fantastic location.

Only 20 minutes approx. from Wexford town and very close to Kilmore Quay etc. Bridgetown has undergone a complete new infrastructure in recent years and includes a very large school incl. 3rd level & also Kilmore primary school is just a short distance away.

It also has high density housing and is surrounded by various other businesses and retail units.

**FANTASTIC POTENTIAL.**

**Viewing is highly recommended.**

**Services:** All Services.

**Lease:** Price and term On application.

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

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

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