

No. 3 Bramble Park, Bridgetown, Co. Wexford.

Looking for a 4 bedroom, hang your hat condition home, in a convenient location? No. 3 Bramble Park comes to the market in showhouse condition with all the touches and finishes, one could desire. Bramble park is a small development just on the outskirts of Bridgetown with all the amenities being close to hand including secondary school (3rd level), shops, pharmacy, doctors surgery, etc., while Kilmore Quay is a few mins with renowned restaurants, numerous beaches ,marina etc. Wexford town short distance away with Rosslare Europort only 20 mins approx.

Well proportioned rooms, from the 4 double bedrooms to striking living room, this home is suited perfectly for family living or from those wanting a little extra space. Its fresh interior and the level of finish is second to none. From the attractive flooring which runs throughout the ground floor, to the magnificently tiled bathrooms, to the rear outdoor patio area surrounded by well-maintained gardens, the list goes on...

The current owners have done all the hard work for the new occupiers, so you can just move in and start enjoying your new home!

Viewing of this quality family home comes highly recommended!

Property Features

Ideal family home.

Presented in showhouse condition.

Close to all amenities.

Superb location.

Accommodation Comprises:

Entrance Hallway 6.8m x 3.2m Spacious, flowing area, hotpress & stairs off.

Living Room 4.7m x 3.9m Bright, airy room with bay window, feature fireplace with fire door, recessed lighting.

Kitchen/Dining 5.9m x 4.2m Light filled room with excellent array of built in units at eye & waist level, tiled splashback, double doors to rear garden.

Utility Room 2.4m x 1.8m With fitted units at eye & waist level, spacious.

Bedroom 1 3.7m x 3.1m Bright double room with bay window.

Bedroom 2 3.7m x 3.2m Double room.

Bathroom 2.7m x 1.9m WC, WHB, bath with shower mixer tap over, laminate flooring, part tiled walls.

First floor Spacious landing with sky-light

Bedroom 3 3.7m x 3.6m Double room with recessed lighting, door to

Jack & Jill En-suite 2.9m x 2.2m WC, WHB & electric power shower, tiled floor & part tiled walls.

Bedroom 4 3.8m x 3.6m Double room with bay window, door to Jack & Jill

en-suite.

Outside: Attractive, well- maintained gardens, patio area, garden sheds, side entrance's, parking.

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

BER: D1 Ber No: 108398512 249.37kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford proceed out the Rosslare road taking a right turn signposted for Kilmore, continue on this road passing through Ballycogley, take a right turn just after Greenacres pub signposted for Bridgetown, Bramble Park is located a short distance down this road on the left hand side just before entering the village.

GPS Co-Ordinates: Latitude 52.228 Longitude -6.5437

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.

"The Fields", Granisk, Ballycogley, Co. Wexford.

This is a beautiful olde worlde, quaint, mature and wonderfully presented cottage residence on spacious **c.2.5 acre plot**.

It is charming from start to finish with privacy at it's best, located in one of the most sought after areas on the South East coastline.

Only minutes from wonderful beaches at Ballyhealy, Ballygrangans, Kimore Quay etc. which offers one of the most

attractive marinas in the country and has in recent years under gone a new infrastructure and offers daily trips to the Saltee Islands. Wonderful walking areas at Tomhaggard (The Whitehole) and surrounding areas.

Lots of top class restaurants close by as are local shops, schools, 3rd level, churches etc. Ferries at Rosslare Europort are 20 minutes approx. and Dublin City & airport less than 2 hours.

Easy access to the N11,N25 and Wexford town.

THIS IS COUNTRYSIDE LIVING AT ITS BEST, VERY ACCESSIBLE & OFFERS FURTHER POTENTIAL.

Property Features:

Gorgeous countryside setting.

Private mature site.

Charming Olde Worlde features.

Cozy accommodation.

Spacious gardens,parking etc.

Very accessible.

Accommodation Comprises:

Entrance Reception/ Porch 8'9" x 4'10" Tiled floor, natural timber.

Sitting Room 12' x 13'2" Very attractive fireplace with stove.

Living Room 26'x 11'5" Natural stone wall, feature brick fireplace.

Kitchen/Diner 12'5" x 11'10" Fully fitted eye & waist level kitchen units, breakfast counter, part tiled walls & floors.

Lobby to;

Bathroom 6'10" x 6'6" WC, WHB, Shower, tiled.

Upstairs

Landing 12'2" x 13' Built in presses. (Possibly suitable for 3rd bedroom.)

Bedroom No. 1 15'2" x 12'

Bedroom No. 2 14'7" x 11' Built in wardrobe.

Outside: Extensive gardens, mature trees, spacious grounds, excellent parking.

Services: Mains water, septic tank, oil fired central heating.

BER: G - BER No. 110330305 - 525.43 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford town proceed out the Rosslare road, take a right turn signposted for Kilmore, continue on this road, driving through Ballycogley and this residence is a short distance on the right hand side just before Tenacre cross (Greenacres).

Excellent Business Premises For Sale/Lease - (Doyle's Butchers), Bridgetown, Co. Wexford.

Extremely well established family run business in the centre of Bridgetown village. It is well renowned for its high quality meat and known throughout Co. Wexford.

Great frontage, large forecourt and shop is fully fitted out. Adjacent to the R736 and easily accessed. It is presented in top class condition and ready to go.

FANTASTIC POTENTIAL.

NOT TO BE MISSED.

Accommodation Comprises:

Shop 20'7" x 15'10" Tiled floor.

Preparation Area 19'4" x 7'2"

Cold Room 15' x 8'6"

Corridor to 9'2" x 11'4" Storage & Prep room.

Storage 11'7" x 5'5"

Canteen/Tea Room 6'11" x 11'3"

Corridor 11'3" x 7'5" Storage.

Preparation Room

incl. cold room. 16'1" x 12'3"

Large attic for storage

Outside: Large forecourt, outside WC, WHB, refuse area, parking.

Services: All services.

Terms: On application.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, take a right turn at Kerlogue Nursing Home, continue on this road passing Johnstown castle, drive through Murrintown village, past Sleedagh Farm. Take the third road to the left signposted Bridgetown 2 miles, drive through the village and take a right turn for Duncormick and the shop is located on your right.

"Muirin", Grange, Kilmore, Co. Wexford.

Fantastic location! This residence is presented in top class condition throughout, offering very attractive accommodation that is well planned and finished to a very high standard.

'Muirin' meaning born of the sea is practically adjacent to beautiful beaches at Kilmore Quay, Neamstown, Ballygrangans & Ballyhealy etc.

There are many restaurants in the area and Kilmore Quay is just down the road offering a very popular marina, daily trips to the Saltee Islands, angling, swimming, sailing etc.

A short driving distance to Wexford town, 20 mins approx. to ferries at Rosslare and Dublin City & airport is less than 2 hours.

Local shops, schools, churches, medical centre, pharmacy etc. are close by at Kilmore and Bridgetown (includes 3rd level).

Spacious 1/2 acre site, excellent gardens and good parking. Accommodation is very bright and spacious with excellent attention to detail that would suit everyday family living, retirement and holiday etc.

This is one of the most sought after areas on the South East coastline and the sale of this property presents an excellent opportunity to acquire a Top Class Investment.

Property Features

c. 1600 Sq Ft

South Facing, Superb Location.

High Standard of Workmanship & Quality Materials

used throughout.

Bright & Spacious.

Close to all facilities.

Excellent gardens & parking.

Accommodation Comprises:

Entrance Porch 6'8" x 4'8" Tiled floor.

Reception/Hallway 13'10" x 12'7" AV Gallery Style Staircase, French oak timber floor, bright & spacious.

Lounge/Living Room 14'6" x 13'4" Stove with feature mantle, Double doors to kitchen.

Kitchen/Diner 25'12" x 15' Fully fitted kitchen eye & waist level units, part tiled walls, tiled floor, Arch to sun room.

Sun Room 10'7" x 10'7" Indian Sandstone Tiled floor, double door to gardens. Vaulted ceiling with feature Vaulted Velux window.

Utility 7'8" x 11'7" Fitted eye & waist level units, tiled floor, door to garden, fully plumed.

Bedroom No. 1 11'8"x 10'4" French oak timber floor, tv point.

Bathroom 11' x 7'3" WC, WHB, Shower, fully tiled, towel rail.

Upstairs

Landing Bright & spacious (includes hotpress).

Bedroom No. 2 14' x 16' Walk in wardrobe, Velux window incl. black out blinds, solid timber floors, En-suite.

En-Suite 7'6" x 7'3" WC, WHB, Shower, Fully tiled.

Bedroom No. 3 18'11" x 16' Walk in wardrobe, Velux window incl. blackout blinds, solid timber floors, En-Suite.

En-Suite 7'6" x 7'1" WC, WHB, Shower, Fully tiled.

Outside: Gardens to front and rear, spacious parking, utility shed.

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

BER: C1 Ber No: 109636175 156.16 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford proceed out the Rosslare road taking a right turn for Kilmore/Kilmore Quay. Continue on this road driving through Kilmore village heading towards Kilmore Quay, after a short distance take a right turn (2nd road to right) signposted for Grange and this residence is the 5th house on the right hand side.

GPS Co-Ordinates: Latitude 52.190 Longitude -6.569

Common, Duncormick, Co. Wexford.

c. 0.5 acre site - f.p.p for new build.

This property has a great location just outside of Duncormick village and close to Kilmore, Kilmore Quay, Bridgetown, Cullenstown etc.

Short driving distance from local shops, schools & churches. Wexford town 25 minutes, Wellingtonbridge 15 minutes. Spacious c. 0.5 acre site, good frontage and access.

Many beautiful beaches & restaurants close by.

This property has full planning permission for new build - planning reference 20110493.

Accommodation briefly comprises 4 rooms.

FANTASTIC OPPORTUNITY.

Property Features

Great Location.

Huge potential.

Easy Access.

Mature Site.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.

Directions: On entering Duncormick village take a right turn at the tractor garage, take an immediate right turn at the pub, drive to a V in the road and keep left and this residence is a short distance on the right.

No. 8 Ard Na Ba, Kilmore Quay, Co. Wexford.

No. 8 Ard na Ba is a superb semi detached residence located in a premium position in the heart of Kilmore Quay in a quiet established development of just a few homes .

Walking distance from a fabulous marina, beautiful beaches, many restaurants, church, shops, Hotel etc. Kilmore Quay is one of the South East's most sought after residential & holiday resort locations being 15 minutes driving distance from the ferries at Rosslare Europort, and 20 minutes to Wexford town centre.

Waterford City 1 hour approx. and Dublin City & Airport 2 hours approx.

Accommodation is very bright and spacious, well laid out presented to the market in excellent condition with many high end finishings such as as modern kitchen, tiling, feature fireplace etc. It enjoys an excellent position in the development with spacious patio to rear for BBQ'S with sunny aspect & not overlooked. The property also enjoys beautiful coastline views.

The Sale of this Property Offers an Excellent Opportunity to Acquire a lovely holiday / permanent home in very good condition in a premium coastal location.

Property Features

Premium coastal location.

3 Bedrooms

Spacious patio to rear

Sunny aspect

Coastline Views

Oil fired central heating

Accommodation Comprises:

Entrance Hallway 6'11" x 12' Walnut flooring.

Open plan Kitchen/Living room 20'10" X 11'4" Fully fitted eye & waist level kitchen units, solid wood countertop, stainless steel sink unit, tiled floors, part tiled walls, plumbed

for appliances, double doors to patio. Feature fireplace, double doors to patio & door to hallway.

Bathroom 6'5" x 7'6" WC, WHB, Bath, part tiled walls.

Bedroom No. 1 11' x 11'2" TV point.

Upstairs

Bedroom No. 2 18'5" x 11'8" Built in wardrobe, timber floors.

Hotpress

Bedroom No. 3 18' x 11'6" Built in wardrobe, timber floors, tv point.

En-Suite shower room 9'7" x 9'1" WC, WHB, Triton shower, part tiled walls, tiled floors.

Outside: Spacious patio to rear, oil fired central heating, mains water & sewage.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, take a right turn signposted for Kilmore Quay, continue on this road, on entering Kilmore Quay Ard na Ba is located on your right before Coast Hotel.

Crossfarnogue, Kilmore Quay, Co. Wexford.

Beautiful bungalow residence on spacious site practically in the centre of Kilmore Quay and adjacent to a very popular & nicely presented marina. Walking distance from shops, restaurants, beaches, church etc.

Kilmore Quay is probably one of the most stunning, attractive and sought after areas on the South East coastline. Only 25 minutes driving distance from Wexford town, 2 hours from

Dublin City & airport and 25 minutes approx. to the ferries at Rosslare Europort.

The residence is presented in top class condition, spacious parking, gardens to front & rear, good frontage and easy access.

VIEWING IS HIGHLY RECOMMENDED.

Property Features

Superb location.

Top class condition.
Beaches at it's doorstep.
Fabulous marina.
All facilities adjacent.

Accommodation Comprises:

Entrance Reception 6'6" x 4'11" Tiled floors.
Inner Hallway 14' x 5'8" Closet.
Sitting Room 16' x 13'10" Feature fireplace, bay window.
Kitchen/Diner 20'11" x 13'6" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, double doors to patio & garden.
Utility Room Fully fitted eye level units, plumbed for appliances.
Hallway Hotpress

Bedroom No. 1 10'3" x 9'5" Built in wardrobe.
Bedroom No. 2 9'9" x 9'5" En-Suite shower, WC, WHB, built in wardrobe.
Bedroom No. 3 11'8" x 9' En-Suite shower, WC, WHB, built in wardrobe.
Bathroom 8'8" x 5' WC, WHB, Bath, fully tiled.

Outside: Garden shed, patio area, side entrance, parking.

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

BER: D2 BER No: 110224938 260.66 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, take a right turn signposted for Kilmore Quay, continue on this road, on entering Kilmore Quay take a right turn at the mini roundabout, drive for a short distance and take the next right after Mace shop and this residence is short distance on your left.

No. 10 The Grange, Kilmore, Co. Wexford.

Beautiful detached residence located in one of the most sought after areas on the South East Coastline. Located in Kilmore village adjacent to shops, schools, churches, restaurants, etc and only minutes from beautiful beaches at Ballyhealy and Kilmore Quay which offers daily trips to the Saltee Islands and a very attractive marina.

The Grange is a quiet residential area and this residence is in an easily accessed Cul De Sac.

Accommodation is bright, spacious and well laid out with private parking, gardens to front and rear and side entrance.

PROPERTY FEATURES

Superb Location.

Easy Access.

Minutes from beaches & restaurants.

Excellent accommodation.

20 minutes from ferries at Rosslare Europort.

30 minutes approx. from Wexford town centre.

Accommodation Comprises:

Entrance/ Hallway 13'3" x 5'7" Bright & Spacious, Understairs storage.

Sitting Room 13'8" x 17'5" Feature fireplace/stove, double doors to kitchen.

Kitchen/Diner 23'9" x 11'4" Fully fitted kitchen eye & waist level units, part tiled walls, tiled floors, double doors to garden.

Utility Room 6' x 4'8" Fully plumbed & fitted.

Guest WC 4'9" x 5'1" WC, WHB, Tiled floors.

Upstairs

Landing Hotpress.

Bedroom No. 1 10'7" x 11'4"

Bedroom No. 2 12'8" x 10'5"

Bedroom No. 3 12'5" x 12'10" En-Suite, Walk in wardrobe,

En-Suite 6'9" x 5'2" Shower, WC, WHB, fully tiled.

Bath Room 8'7" x 5'5" WC, WHB, Bath, Shower, Fully tiled.

Outside: Garden to front & rear, side entrance, parking.

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

BER: C1 Ber No: 109512491 193.39 kWh/m²/yr 47.74 kgCO₂

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: On entering Kilmore village take a right turn at Murphy's daybreak, and The Grange is a short distance on your left.
