

No. 20 Barley Court, Castlebridge, Wexford.

No. 20 Barley Court is a superb 3 bed end terraced property situated in one of the most sought after residential locations in Wexford in the heart of Castlebridge village within very short walking distance to all facilities shops, schools, churches, restaurants, pharmacy etc. The town centre is less than 10 mins driving distance and the property is within very easy reach of the main Gorey to Dublin N11 route. Numerous beautiful long sandy beaches are also close by at Curracloe, Blackwater etc. The property itself features a lovely layout and accommodation is bright and well laid out comprising of 3 bedrooms, one en-suite, spacious living / dining room, secluded rear patio and front decking area to enjoy. It is presented to the market in excellent condition. This home represents excellent value for money and would suit a wide range of buyers ie. first time/ holiday / investment etc. given its lovely accommodation and convenient proximity to all local amenities.

Very convenient

Walking distance to Castlebridge village

Minutes to beaches

10 Mins drive to Wexford town centre.

Excellent condition

3 Bedrooms One En-suite

Courtyard Setting

Accommodation Comprises:

Entrance Hallway 4m x 1.9m Laminate timber flooring.

Living room 5.1m x 4m Fireplace, tv point, laminte timber flooring.

Dining room 3.1m x 2.6m Laminated timber floors.

Kitchen 3.1m x 2.6m Part tiled walls, stainless steel sink unit, plumbed for appliances, door to rear patio & rear access.

Downstairs Wc Wc, whb, tiled floors.

Upstairs Spacious landing with hotpress

Bedroom 1 2.7m x 2.6m Laminate timber floors.

Bedroom 2 (Master) 3.3m x 3.9m En suite, wc, whb, tiled floors, triton shower, part tiled walls door with balcony off.

Bedroom 3 3m x 4m Laminated timber floors.

Bathroom 1.9m x 3m Bath, wc, whb, tiled floors, part tiled walls.

Outside: Patio to rear, decking area to front.

Services: Mains water, mains sewage, electric heating.

BER:

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates:

Directions: - On entering Castlebridge village take a right at the Pharmacy, proceed shortly up this road and

Barley Court is on the right hand side.

"Rockwood", Barntown, Wexford.

"Rockwood" is a luxurious architecturally designed contemporary residence extending to c. 6,000 sq ft on c. 10 acres in a premium location, approached via impressive gated entrance to beautifully mature and landscaped lawns with a charming courtyard and panoramic views over the River and surrounds.

Keane Auctioneers are delighted to present "Rockwood" one of the most exclusive residential properties to hit the market in Wexford in recent times.

This absolutely exquisite residence oozes elegance, style, glamour and is simply breath taking from the moment you enter the front door. This super contemporary home will impress from start to finish. The extensive and versatile accommodation is laid out over two floors, around a superior hallway with fabulous timber panelling & featuring an absolutely beautiful library /lounge overlooking the gardens. The spacious rooms boast large feature windows allowing lots of natural light through, with high ceilings, classic sophisticated neutral interior and numerous bespoke finishings.

The property has been constructed in recent years to the highest possible standards of workmanship, with a high end fit out and stunning interior. It enjoys a magnificent open plan kitchen /diner/lounge over looking the courtyard & gardens, featuring 5 double bedrooms, 2 en suite, gym, home office, living room, library, playroom or option to be a formal dining room and the most impressive master bedroom with views over the River Slaney, mountains & superior dressing room with his 'n' hers en-suite.

It is approached via gated entrance and rests on c. 3 acres of landscaped mature lawns with privacy, seclusion and a sunny aspect.

Location is premium, situated in one of Wexford's most sought after residential area's being only minutes drive to the town centre and very easily accessed to the N11 & N25. Wateford City is less than 1 hour, Dublin city and airport is less than 2 hours & Rosslare Harbour is 20mins away. The property offers unique and distinctive living accommodation in which light and space are key features. It's luxurious and glamorous decorative feel, together with generous windows and high ceilings allow sunlight to pour into the property giving an elevated, overwhelming sense of space. Modern, yet filled with character this home is built with only the best products and materials . The living space is the focal point of "Rockwood" as the kitchen effortlessly flows into the living area providing a tranquil space to relax and unwind.

The kitchen isn't just a place to prepare, cook and store food - it's the heart of the home. Equipped

with state-of-the-art appliances, bespoke custom made units and feature tiling, the kitchen blends in beautifully with its surroundings. Offering access to the south facing courtyard, the open plan living area provides functionality and comfort through tasteful and cutting edge interior design.

ROOM TO RELAX!

An intimate and comfortable sanctuary, the bedrooms in "Rockwood" are a haven and somewhere to be enjoyed, not just a place to rest your head. Each of the 5 bedrooms are spacious and filled with light. The Master Suite comes with an indulgent en-suite and an impressive walk-in-wardrobe/dressing room. The bathroom and en-suite facilities are exquisite retreats that are luxurious while remaining practical with storage solutions that make the most of the space.

Check out www.rockwoodwexford.com

Special Features:

c. 6,000 sq ft .

Contemporary Layout.

Luxurious accommodation.

c. 10 acres / Residence rests on c. 3 acres.

Gated entrance\ Private Site.

Gym.

Home office.

Courtyard.

Garage.

5 Bedrooms / 2 En suite.

Feature hallway & library.

Beautiful master bedroom with views over River Slaney.

Feature roof lights.

Accommodation Comprises:

Entrance/Hallway 11.96m x 7.7m Smoked oak solid timber floors, feature panelling throughout.

Kitchen/Diner 5.70m x 15m Handcrafted kitchen with eye & waist level units, tiled floors.

Room Divider to :-

Right Wing

Lounge (Open Plan) Feature solid fuel stove.

Guest Cloakroom

Family Cloakroom

Living Room 5.25m x 6.10m Feature fireplace, solid timber floors, double doors to:-

Lounge/playroom 5.70m x 6.0m Fireplace, built in storage, timber floors.

Feature Hallway Steps to open plan library, glass window overlooking garden.

Guest WC 2.20m x 1.55m WC, WHB, tiled floors.

Heating Room 4.10m x 3.0m

Utility Room 4.10m x 3.0m Tiled floors, fitted eye & waist level units, door to rear garden.

Gymnasium 4.10m x 5.0m Solid walnut floors.

Office 5.7m x 4.0m with garden views.

Left Wing

Bedroom No. 1 4.10 m x 4.0 m Built in wardrobe, En-Suite.

En-Suite 2.90 m x 1.50m WC, WHB, shower, tiled floors, tiled walls.

Hotpress

Bedroom No. 2 4.10m x 4.10m Built in wardrobe.

Family Bathroom 4.10m x 2.50m Bath, WC, WHB, tiled floors, part tiled walls.

Bedroom No. 3 5.70m x 4.0m Built in wardrobe.

Upstairs

Bedroom No. 4 4.10m x 3.30m Built in wardrobe.

Bedroom No. 5 (Master) 5.70m x 5.0m River views, dressing room with floor to ceiling built in wardrobes.

En-Suite 4.10m x 3.30m WC & WHB (His & Hers), Bath, power shower, buzz in.

2 X Block Built Garages

Outside: Property rests on c. 3 acres of distinctively manicured lawns with 7 acres adjoining currently in woodland, 2 x block built garages, courtyard, landscaped gardens, play area, gated entrance.

Services: Built in surround sound system, Geo thermal underfloor heating, double glazed windows, private sewage, mains water, alarmed, private gated entrance.

BER: Awaiting certificate.

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

Apply: Keane Auctioneers (053) 9123072.

The Sale of this Premium Property offers a once off Opportunity to Acquire a residence of its kind, it would make an absolutely wonderful family home and the adjoining 7 acres offers superb potential.

For Sale by Private Treaty.

[Johnstown, Castlebridge, Wexford.](#)

Absolutely charming detached cottage style dormer residence on a superb c. 1.1 acre site of beautifully mature & landscaped

private gardens with spacious driveway & patio. This property enjoys the most pleasant setting and is located in

one of the most sought after residential areas in Wexford. The property is located within minutes reach of all facilities

at Castlebridge village and is approx 5 mins driving distance to the renowned Curracloe Beach,

Raven Forest and Wexford town

centre. The main Gorey route to Dublin is also very easily accessible. The property itself is in excellent condition featuring well laid out accommodation and is bright and spacious with a very welcoming homely atmosphere featuring double glazed windows, oil fired central heating & detached garage. The sale of this property offers a wonderful opportunity to acquire a permanent / holiday home in a highly sought after & convenient coastal location.

Premium Location

Minutes to all facilities & town centre

Excellent condition

Detached Garage

4 Bedrooms

Beautiful c.1.1 Acre site

Entrance/Hallway Porch, Tiled floors.

Living Room - 21'3" X 12'1" - Tiled floors, Stove, TV Point, Recessed lighting.

Kitchen/Diner - 20'16" X 8'4" - Tiled floors, part tiled walls, eye and waist level units, stainless steel sink unit, patio doors to rear.

Utility - 13'4" X 6'9" Plumbed for appliances, eye and waist level units, stainless steel sink unit.

Bedroom No. 1/Office - 13' X 10'7"

Shower Room - 8'8" X 5'5" WC, WHB, Triton shower, Tiled floors, part tiled walls.

Upstairs

Bedroom No. 2 - 12'3" X 8'5" Timber floors.

Bedroom No. 3 - 11'4" X 13' Timber floors.

Bedroom No. 4 - 12'10" X 11'4" En-Suite, timber floors.

En Suite - 8'4" X 6'6" Shower, tiled floors, part tiled walls, WC, WHB.

Bathroom - 11'3" X 4'11" WC, WHB, Tiled floors, part tiled walls, bath.

Outside: Spacious driveway, beautifully mature gardens, detached garage, patio area.

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

BER: D1 Ber No: 107030603 244.68 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford town proceed over Wexford bridge, continue on to Ardavan and take a right turn

signposted for Curracloe, continue on this road for approx. 1 mile and this residence is located on your right

with a for sale sign outside.

Cotts, Tacumshane, Co. Wexford.

This attractive and peaceful 3 bed bungalow is presented to the market in excellent condition. Providing comfortable living

and bedroom accommodation, the property offers various options including starter home, retirement home, holiday home

or for someone wanting the benefits which come with country living. With Wexford town being just 20 minutes away

and Rosslare Europort just 15 minutes, all other amenities can be found close to hand in nearby Tacumshane, Our Ladys Island

or Killinick. Numerous beaches are also to be found close by at Carne, Ballyhealy, Kilmore Quay, to name but a few.

The property itself boasts superb accommodation ranging from the cosy living room & well equipped kitchen to the 3 double

bedrooms, all of which are presented in first-rate condition. The outside boasts spacious parking and extensive lawned

gardens, all adding to the feel of country living.

Viewing is now welcomed!

Property Features:

Scenic, private country location.

Close to various beaches.

Easy commute to Wexford town & Rosslare Europort.

Spacious gardens.

Presented in excellent condition.

Accommodation Comprises:

Entrance/ Hallway 4.67m x 1.05m Light spacious area with laminate flooring.

Living Room 3.4m x 2.77m Bright, airy room with feature open fireplace (with back boiler), coving, laminate flooring.

Kitchen/Diner 3.34m x 2.95m Well appointed room with fitted units at eye & waist level,plumbed for washing machine,tiled floor & splashback.

Rear Hallway 2.96m x 0.92m Tiled floor, door to rear.

Bedroom 1 3.14m x 2.77m Double room.

Bedroom 2 3.15m x 3.14m Double room with laminate flooring.

Bathroom 2.96m x 1.87m With wc, whb, bath & power shower, tiled floor and part tiled walls.

Bedroom 3 4.28m x 3.19m Double room with laminate flooring & built in storage.

Garage 7.6m x 3.64m With front & rear access. Electricity

Outside: Gardens to front, rear & side, 1 wooden garden shed, 1 wooden summerhouse with double doors and verandah.

Services: Septic tank sewerage, mains water, electricity, dual central heating (back boiler & oil).

BER: E2. Ber No. 108252099. 354.15 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: Drive out the Rosslare road, turn right into Killinick village. Go around by the back of the Merry Elf pub and on to Ballymore. Take a left at the T-junction, proceed for 2 miles approximately. Go straight through Greenfields cross, go through the next crossroads and it is the 1st laneway on the left.

No. 9 Woodview, Ballymurn, Co. Wexford.

No. 9 Woodview is a beautifully presented detached bungalow residence conveniently located within walking distance of all facilities, shops, schools, churches etc. at Ballymurn village.

This is a fabulous detached home, very well laid out with bright & spacious accommodation and very well proportioned. It enjoys mature gardens to front and rear.

Presented in immaculate condition and beautifully decorated, with many extras etc. Short driving distance from Wexford town, Enniscorthy, Oylegate village and the ferries at Rosslare Europort.

Local facilities 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 Woodview is a beautiful compact estate and is extremely well kept. This property offers an excellent opportunity and would suit a wide range of property buyers.

VIEWING HIGHLY RECOMMENDED.

Property Features:

Open plan kitchen / diner.

Living room.

4 Bedrooms.

En-suite.

Superb condition.

Accommodation Comprises:

Entrance Hallway 6.2m x 10m Tiled floors.

Sitting Room 4.8m x 4.1m Stove, timber floors, TV point.

Kitchen/Diner/Sun Room 12.3m x 3.8m Fully fitted eye & waist level units, breakfast bar, tiled floors.

Utility Room 2.4m x 2.3m Plumbed for appliances, tiled floor, door to rear.

Hotpress

Bedroom No. 1 3.6m x 2.9m

Bedroom No. 2 (Master) 3.5m x 4.1m En-Suite with WC, WHB, Triton shower, tiled floors, part tiled walls.

Bedroom No. 3 3.8m x 3.2m

Bedroom No. 4 3.6m x 3.2m

Bathroom 3.2m x 2.3m WC, WHB, bath, power shower, fully tiled.

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

Services: Oil fired central heating, mains water & sewage, ESB.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford proceed through Castlebridge village heading for Gorey, take the left turn for Ballymurn and Woodview is on the right hand side before you enter the village.

"Green Acre", Greenfields, Killinick, Co. Wexford.

Splendid residence on c.1.4 acre in a superb location. Surrounded by many beautiful beaches on one of the South East stretch of coastline at St. Margarets, Carne, St. Helens, Ballytrent, Rosslare and Kilmore Quay etc. Few minutes driving distance from ferries at Rosslare Europort. Dublin City and airport is less than 2 hours and Waterford City and airport is less than 1 hour.

Local shops, schools and churches short driving distance and 3rd level at Bridgetown and Wexford town.

Presented to the market in immaculate condition offering the highest level of workmanship and materials throughout, very well finished with many added features.

Accommodation is bright, spacious ,very well laid out with excellent gardens, spacious parking, double glazed, insulated etc.

Lots of very popular restaurants in the area, golf, swimming, fishing, sporting facilities etc.

TOP CLASS. MUST BE VIEWED.

PROPERTY FEATURES

Superb location.

Spacious gardens, parking etc.

Excellent accommodation.

Short distance from all facilities.

Accommodation Comprises:

Entrance Hallway 12'1" X 9'8" Bright and spacious, tiled floor.

Sitting Room 12'3" X 21'9" Feature fireplace, bay window, natural timber floor.

Dining Room 12'8" X 13'2" Feature fireplace, double doors to garden, natural

timber floor.

Kitchen 17'4 X 12'8" Fully fitted eye & waist level units, feature centre island, tiled floors, part tiled walls.

Utility Room 9'5" X 6'8" Stainless steel sink unit, built in presses, storage, tiled floor, fully plumbed etc.

Guest WC WC, WHB.

Hotpress/Storage Access via utility.

Upstairs

Landing Bright and spacious.

Bedroom No. 1 12'1" X 9'1" Natural Timber floor.

Bedroom No. 2 12'1" X 10'1" Natural Timber floor.

Bedroom No. 3 12'7" X 12'1" Natural Timber floor.

Bedroom No. 4(Master) 14'7" X 12'7" Natural Timber floor, Walk in wardrobe, En-Suite.

En-Suite Shower, WC, WHB, Tiled floor, part tiled walls.

Bathroom 9'5" X 6'8" Bath, WC, WHB, Tiled floor, part tiled walls.

Outside: Spacious grounds, parking.

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

BER: C3 Ber No: 110253929 221.62 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford proceed out the Rosslare road, taking a right turn just before Amber service station on the main road, take a right at the Merry Elf pub and continue on this road, take a left at the T junction, continue on this road and this residence is the 1st on the left after the crossroads.

Killelan, Castlebridge, Co. Wexford.

Very attractive 2-storey residence on C. 0.7 acre presented to the market in top class condition. Enjoys very pleasant countryside views, good road frontage and easy access.

Only minutes from Castlebridge village, Wexford town, local shops, schools and churches and also easily connected to R741 giving easy access to the M50.

Easy driving distance from the Heritage Park at Ferrycarrig and beaches at Curracloe and Blackwater.

Accommodation is bright, spacious, well laid out and offers top quality workmanship and materials throughout with very pleasant décor.

This residence is a lovely family home creating a lovely warm atmosphere throughout.

THIS IS A MUST SEE
COUNTRYSIDE LIVING AT ITS BEST

Accommodation briefly comprises:

Entrance Hallway - 13' 11" x 9' 2" - Natural timber floor

Lounge - 25' 4" x 12' - Sliding doors to patio. Feature fireplace. Stove. Timber floor.

Kitchen/diner - 24' 7" x 11' 11" - Sliding doors to patio. Part tiled and part timber floor. Integrated oven, hob and dishwasher. Breakfast counter. Fully fitted, etc.

Utility room - 12' 3" x 8' 1" - Fully fitted and plumbed. Tiled floor. (Access to bathroom)

Bathroom - 11' 8" x 7' 5" - Fully tiled. WC, WHB, shower. Bright and spacious - Sliding doors to Hallway.

Access to Bathroom - Bedroom No. 1 - 12' 11" x 11' 2"

Upstairs

Landing - 13' 10" x 8' 9"

Storage

Bedroom No. 2 - 19' x 10' 9" - Walk-in wardrobe, en-suite Shower, WC & WHB. Tiled - 12' 2" x 6' 11". (Window storage).

Bedroom No. 3 - 11' 11" x 15' 2" - Built-in storage, wardrobes, etc.

OUTSIDE: C. 0.7 acre.

SERVICES: Private water, septic tank, oil fired central heating, double glazed windows, fully insulated.

VIEWING: Strictly by appointment with the sole agent.

APPLY: Keane Auctioneers (053) 9123072

"Ambrosetown House", Duncormick, Co. Wexford.

Delightful and very well appointed period residence in superb setting & location. Well presented, in excellent condition enjoying

mature spacious gardens with trees, numerous shrubbery, stone buildings & very good road frontage.

It enjoys privacy and seclusion yet only 25 minutes driving distance from Wexford town, easy access to Duncormick village and very close to numerous beautiful beaches at Cullenstown, Bannow, Kilmore Quay, Ballyhealy and also the Heritage Park and Ferrycarrig.

It is also a very short distance from Wellingtonbridge, which has a supermarket and pharmacy, and the ferries at Ballyhack via Passage East which gives easy connection to Waterford City.

Dublin airport 2 hours approx. and ferries at Rosslare Europort 30 mins approx. Shops, schools, churches are within easy driving distance.

Lovely stone buildings possibly suitable for conversion. Accommodation is bright, spacious, well laid

out to suit everyday practical living.

This property would suit as a very beautiful family home and viewing is a must.

Accommodation Comprises:

Entrance Hallway Bright & spacious.

Sitting Room 15'5" x 12'10" Feature fireplace.

Kitchen/Diner 13'4" x 12'10" Fully fitted eye & waist level kitchen units, stainless steel sink unit, rayburn cooker, part tiled walls.

Dining Room 12'10" x 8'10" Bright and spacious.

Back Porch

Guest WC - Whb, Shower.

Utility Room 8'4" x 8'1" Fully plumbed for appliances.

Rear entrance Incorporating boiler.

Upstairs

Bedroom No. 1 11'5" x 8'

Bedroom No. 2 13'1" x 6'10"

Bedroom No. 3 13' x 7'10"

Bedroom No. 4 15'6" x 12'11" En-suite.

Bedroom No. 5 13'2" x 9'6" WHB.

Bathroom 12' x 10' WC, WHB, Bath with shower attachment, tiled.

Outside: Stone buildings, storage etc., gated entrance, mature gardens, parking,.

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

BER: D2 Ber No: 106244346 263.28 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Duncannon road/Newline road, past the Coach Inn and take the 2nd road to the left and this residence is approx. 2 miles on the left.

"Kalina", Coolree, Newbay, Wexford.

"AS FEATURED BY IRISH INDEPENDENT & DAILY MAIL".

Absolutely Spectacular Detached Residence resting on a beautifully mature elevated c. 1.2 acre site of stunning grounds, approached via gated entrance, **enjoying panoramic river views**, spacious driveway, seclusion, privacy, decking area to rear and

much more. This exceptional property is oozing with elegance from the moment you enter the front gates.

Comprising of c. 4,000 sq ft of well laid out living space, each room is bright, spacious with stunning features throughout such

as impressive hallway, homely kitchen / diner with lounge area, decking, sun room, double bedrooms, garage, option of a granny flat / home office, spacious parking area, etc.

It is presented to the market in superb condition and decor is stylish, yet classic complimenting the exterior and the beautiful grounds.

Newbay is one of the most premium residential areas in Wexford and the sale of this property represents a fantastic opportunity to acquire such an exclusive property.

The town centre is within minutes driving distance, shops, schools, churches, supermarkets, college, restaurants, etc. are all very easily accessed.

The N11, N25 and M50 are very easily connected. Dublin city and airport is less than 2 hours & the ferries at Rosslare Europort are only 20 minutes.

Only a few minutes pleasant walking distance from the renowned Newbay House Hotel, 5 mins driving to Wexford racecourse & GAA grounds.

Easy access to nearby Wexford's premier beaches.

3 mins driving to Wexford General Hospital

M11/N11 access and Dublin city and airport bus stops only few minutes drive & M11 motorway direct from Wexford to Dublin due to be completed very shortly reducing travel time significantly.

Bray little over one hour, Gorey 35 mins. Waterford airport with now daily flights to U.K. 50 mins approx.

Lidl, Aldi, Tesco Extra & retail parks are all less than 5 minutes drive as are schools including Barntown Primary & the all new 900 student Lorreto secondary school built this year,

Renowned 5 star Rathspeck Manor Golf Course and Wexford Golf Club within minutes driving distance from property.

Properties such as this rarely come on the market in the renowned Newbay area and this is one not to be missed.

BY PRIVATE TREATY

Accommodation Comprises:

Entrance/Hallway 3.12m x 7.10m Tiled floors, feature glass.

Sitting Room 5.22m x 4.97m Feature marble fireplace with gas fire, large feature window, recessed lighting, double doors to sun room.

Sun Room 4.30m x 4m Tiled floors, double doors to decking.

Living Room 5.85m x 5.81m Semi solid timber floors.

Kitchen/Diner 5.92m x 6.62m Solid fuel stove with feature brick surround, breakfast counter, eye & waist level units with marble work tops, Belfast sink, gas cooker, double doors to garden.

Hallway to Utility 2.82m x 1.18m

Utility Room 2.83m x 3.19m Plumbed for appliances, tiled floor, eye & waist level units, stainless steel sink unit, part tiled walls.

Shower Room 2.72m x 1.44m WC, WHB, Shower, fully tiled.

Playroom 2.74m x 2.93m with front door, possibly suited as granny flat, door to garage.

Main Hallway

Cloakroom 0.76m x 1.35m

Bedroom No. 1 4.97m x 3.22m Semi solid timber floors, built in wardrobe.

Bathroom 2.50m x 2.80m WC, WHB, tiled

Bedroom No. 2 5.15m x 4.02m

En-Suite Shower Room 2.64m x 3.68m WC, WHB, Triton shower, tiled walls.

Upstairs

Spacious Landing 5.10m x 3.32m With lounge area, hotpress.

Bedroom No. 3 3.86m x 4.30m Timber floors, stunning views over River Slaney, built in wardrobe, tv point.

Bedroom No. 4 (Master) 6.68m x 6.07m Built in wardrobe, with views over river and garden, tv point, spacious walk in wardrobe/nursery/bedroom, en-suite bathroom.

En-Suite Bathroom 3.32m x 3.29m En-suite bathroom, views over river, dressing room.

WC, WHB, Jacuzzi bath, shower, fully tiled.

Bedroom No. 5 4.57m x 3.83m Walk in wardrobe.

Bathroom 2.37m x 2.35m WC, WHB, Jacuzzi bath, fully tiled.

Garage 4.12m x 3.95m AV

Outside: - Electric & intercom gated entrance, spacious driveway, garage, yard to rear, decking, boiler house, alarmed etc.

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

Viewing: - Strictly by appointment with selling agent only.

Apply: - Keane Auctioneers (053) 9123072
