

# "Roserock House", Waterloo Road, Wexford.

Location, location, location ...this is one of the most premium town properties to be offered on the market in recent times.

For Sale by Private Treaty this stunning home is presented to the market in what can only be described as excellent condition throughout maintaining all of its olde worlde charm and character.

It boasts feature fireplace, classic tiles, coving, original staircase which are just some of the beautiful features to name a few.

It enjoys a very spacious and pleasant courtyard offering great privacy & a sunny aspect with side access and block built utility sheds.

Accommodation is spacious, bright and well laid out over two floors. This exceptional home offers everything

and more one would want for town living and is a one off opportunity to acquire a property of its kind.

The town centre is a short stroll with all facilities, Wexford Opera House, Hotels, restaurants and the Quays at its doorstep.

## **Viewing Highly Recommended.**

### **Property Features**

Premium town centre location.

Excellent kitchen / diner.

Spacious courtyard.

Oil fired central heating.

4 Bedrooms.

En suite.

### **Accommodation Comprises:**

Entrance/Hallway 19'x 3'5" Timber floors, under-stairs storage - plumbed for appliances.

Sitting Room/Study 11'10" x 6'2" Feature fireplace with brick surround.

Living Room 18'7" x 8'11" Feature antique fireplace, built in units, timber floors.

Kitchen/Diner 24'2" x 13' Fully fitted eye & waist level kitchen units, stanley aga, part tiled walls, part timber/tiled floors, door to yard.

### Upstairs

Landing Spacious hot-press. WC & WHB.

1st Floor Return

Bedroom No. 1 12'6" x 6'9" Timber floors, views.

Bedroom No. 2 13'1"x 9'7" Timber floors, views.

Bedroom No. 3 9'8" x 8'8" Timber floors.

Bedroom No. 4 (Master) 15'6" x 14' Feature windows, en-suite.

En-Suite 8'1" x 5'4" WC, WHB, Shower, part tiled walls, tiled floors.

**Outside:** Utility Sheds, Spacious yard to rear.

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

**BER:** Awaiting certificate

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

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

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## **"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](http://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.***

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## **28 William St., Wexford**

Superbly located kerbside town residence, within easy walking distance from shops, schools, churches, supermarkets and everything one could possibly wish for, while only a stones throw from The Quay's, Main Street, shopping/restaurants etc.

Coming to the market in good condition with well laid out accommodation while benefitting from a

garden/yard to rear.

Offering easy accessibility & a convenient location, this will make the ideal family home/retirement/rental investment.

Offering superb value for money in a very much sought after area, viewing is welcomed while the opportunity exists.

VIEWING IS HIGHLY RECOMMENDED.

Fantastic Location

Walking distance from all facilities

Good frontage, easy access.

Great Investment

Very close to the N25, Rosslare, etc.

Entrance

Sitting Room - 18' x 7'4" - Fireplace with back boiler, built in units.

Kitchen/Diner - 10'11"x 11'8" - Built in presses, stainless steel sink unit, door to rear.

Utility Room - 4'3" x 7'5" - Tiled floor.

Shower Room - 8'7" x 5'11" - WC, WHB, tiled.

Upstairs

Bedroom No. 1 - 11' x 5'7" - Built in wardrobe and shelving.

Bedroom No. 2 - 8'6" x 7'1"

Bedroom No. 3 - 11'2" x 7'1" - Built in wardrobe.

Outside: Garden/Yard to rear.

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

BER: G. Ber No. 110540531. 530.96 kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates: Latitude 52.331 Longitude -6.454

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## **102 The Faythe, Wexford.**

Very nicely presented 2 storey residence in a much sought after residential area of Wexford town. Located just a short walk from the Quay and Main Street, with schools, shops, sports clubs and other amenities all at your door-step, location is ideal for anyone wanting & desiring convenience. The accommodation provides a bright, spacious, well designed lay out and offers tremendous further potential. It is a 2 storey kerbside residence with easy access and good frontage. This residence will make a very nice family home/ retirement/investment.

Entrance Hallway 7.2m x 9 m Tiled floor.

Sitting Room 3m x 3.6m Stone image fireplace.

Kitchen/Diner 6.5m x 2.7m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled floor.

Bathroom 2.7m x 2.2m WC, WHB, Shower attachment, tiled floor.

Upstairs

Bedroom No. 1 - 3.1m x 2.8m

Bedroom No. 2 - 3.4m x 3.4m

Bedroom No. 3 - 2.9m x 3.5m

Bedroom No. 4 - 2.9m x 1.9m Hot tank

Outside: Yard to rear (includes WC.)

Services: Mains water, mains sewage, ESB, solid fuel central heating.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053)9123072

Viewing: Strictly by appointment with the sole selling agent.

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## **Glenville Road, Coolcotts, Wexford.**

Beautifully presented bungalow residence in pristine condition and meticulously maintained. Spacious mature gardens to front and rear with excellent parking.

Located in one of the most sought after residential areas on the outskirts of Wexford town, only minutes from supermarkets, local shops, schools, churches, 3rd level etc.

Practically adjacent to the N25, Waterford City & airport is less than 1 hour, South Dublin and Airport is easily connected via the N11 and is less than 2 hours. The ferries at Rosslare Europort are less than 20 minutes, and Ferrycarrig and The Irish National Heritage Park are only 5 minutes driving distance.

Accommodation is bright, spacious, well laid out, tastefully decorated and has many attractive features throughout.

**ONE OFF - NOT TO BE MISSED.**

**OFFERS IN EXCESS OF €269,000.**

Beautifully presented .  
Mature gardens.  
Superb location.  
Nicely laid out.  
Premium opportunity to acquire top class home.

**VIEWING HIGHLY RECOMMENDED.**

**Accommodation Comprises:**

Entrance Hallway 12'9" X 6' Bright and spacious.  
Lounge 16'2" X 15'3" Solid fuel stove, beamed mantelpiece with brick fireplace, attractive corner display area, wainscotting on walls, beamed ceiling.  
Kitchen/Diner 21'8" X 12'2" Fully fitted eye and waist level kitchen units, centre island, stainless steel sink unit, stove, tiled floors, part tiled walls.  
Utility 9'6" X 5'8 Tiled floor, built in presses, plumbed for appliances, door to rear.  
Hallway Hotpress  
Bedroom No.1 10'7" X 11'5" With built in wardrobes.  
Bedroom No. 2 11'5" X 10'4" With built in wardrobes.  
Bedroom No. 3 13'2" X 12'3" With built in wardrobes.  
Bedroom No. 4 20' X 10'2" Feature bay window, en-suite  
En-Suite 6'1" X 12'1" WC, WHB, Shower, fully tiled, heated towel rail.  
Main Bathroom 6'1" X 12'1" WC, WHB, part tiled walls, tiled floors, bath, shower, heated towel rail  
  
External office/study/utility room/storage

**Outside:** Gardens as described also large concrete parking area.

**Services:** Private water & sewage, ESB, Oil fired central heating

**BER:** C3 Ber No: 109326744 219.79 kWh/m<sup>2</sup>/yr

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

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

**GPS Co-Ordinates:** Latitude 52.334 Longitude -6.50815

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## **No. 25 The Maltings, The Faythe, Wexford.**

No. 25 The Maltings is a superb top floor 2 bed beautifully presented apartment in one of the most sought after residential locations in Wexford town.

The property enjoys an excellent position in this modern, yet established and quiet development. The town centre is a short stroll and all facilities are within immediate access, shops, schools, churches,

supermarkets etc. Accommodation is very bright and well laid out, featuring 2 bedrooms, one en-suite, balcony, and a very spacious dining / living room. The property is very tastefully decorated throughout with many added extra's creating a very warm, welcoming and homely atmosphere. The Sale of this property offers an excellent opportunity for those seeking to acquire a "turn key" apartment in a quiet location in the town centre and would make a wonderful permanent home or premium investment opportunity.

**Viewing Highly Recommended.**

**Property Features:**

Premium town centre location.

Car parking.

2 bedrooms /1 en-suite.

Balcony.

Pristine condition.

Spacious living room.

Tasteful interior.

Easily accessed to N11 / N25.

Excellent Opportunity.

Short stroll to Quays.

Gated entrance.

**Accommodation Comprises:**

Entrance Hallway 5m x 1.6m Spacious cloakroom & hot press.

Living Room/ Kitchen/Diner 6.5m x 4.9m Fully fitted contemporary style kitchen, stainless steel sink unit, part tiled floor

Bedroom No. 1 3.2m x 4.7m Built in wardrobe.

Bedroom No. 2 4.5m x 3.3m Built in wardrobe, en-suite.

En-Suite 1.5m x 2.1m WC, WHB, shower, part tiled walls, tiled floor.

Bathroom 2.1m x 2.4m WC,WHB, shower, tiled floors, part tiled walls.

**Services:** Mains water, mains sewage, ESB, electric storage heating.

**BER:** D2 Ber No: 101169316 264.14kWh/m2/yr

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

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

**GPS Co-Ordinates:** Latitude 52.332 Longitude -6.460

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**No. 12 Whiterock Crescent, Whitebrook,  
Whiterock Hill, Wexford.**



Absolutely beautiful 3 bed semi detached home located in a very popular and modern new development on the outskirts of the town centre. This property enjoys an excellent position in the development with south facing garden to rear and driveway to front. The town centre is within walking distance and there is a bus stop near the entrance of the development.

All facilities are within immediate reach shops, schools, churches, Tesco etc. The N25, N11 are also very easily accessed. The property itself is presented to the market in very good condition decorated to a modern standard with many added extra's such as timber flooring, lovely kitchen, decking etc. Accommodation is bright and well laid out featuring 3 bedrooms, one en-suite etc. It was constructed in recent years and is built and finished to the highest possible standards. The Sale of this Property offers a Wonderful Opportunity to Acquire a superb home in very good condition in a highly convenient & sought after residential location.

### **Property Features:**

3 Bedrooms.

1 Ensuite.

Sunny back garden.

Tasteful decor.

Excellent condition.

Lovely bright kitchen / diner.

Convenient location.

Ideal first time buy.

### **Accommodation Comprises:**

Entrance Hallway 4.9m x 1.9m Tiled floor, bright & spacious.

Living Room 5.4m x 3.5m Laminated timber floor, feature fireplace with back boiler.

Kitchen/Diner 5.4m x 3.7m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, timber floor, double doors to decking/garden.

Utility Room 1.3m x 1.5m Plumbed for appliances, door to rear.

Guest WC WC, WHB, tiled floors.

Upstairs

Landing

Bedroom No. 1 (Master) 3.4m x 3.4m Lamindated flooring, en-suite.

En-Suite WC, WHB, Triton shower, part tiled walls, tiled floor.

Bedroom No. 2 3m x 4.5m

Bedroom No. 3 2m x 2.5m

Bathroom 2.7m x 1.9m WC, WHB, Bath, Shower, fully tiled.

**Outside:** Gardens to rear, garden shed, parking.

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

**BER:** C2 Ber No: 110737236 189.92 kWh/m<sup>2</sup>/yr

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

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

**GPS Co-Ordinates:** Latitude 52.3214 Longitude -6.48077

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## **No. 146 Mount Prospect, Clonard, Wexford.**

Excellent 3 bed semi detached residence located in a popular & established residential area on the outskirts of Wexford town! This beautiful home is presented to the market in what can only be described as superb condition throughout and is very tastefully decorated with many added extra's creating a warm & homely atmosphere throughout.

The property enjoys a spacious & secluded back garden, with paving, side access and generous front driveway. The town centre is within walking distance and local bus services are adjacent. All amenities are within easy reach, shops, schools, churches etc. and the main N11, N25 routes, Wexford General Hospital are also very easily accessed.

The sale of this lovely home offers a superb opportunity for those seeking to acquire a conveniently located property in turn key condition and would suit a wide range of buyers .ie first time, investors etc.

### **VIEWING HIGHLY RECOMMENDED.**

#### **Property Features.**

3 Bedrooms.

One En-suite.

Beautifully decorated.

Secluded back garden.

Dual central heating - Oil fired & stove/back boiler.

Convenient location.

Front driveway.

#### **Accommodation Comprises:**

Entrance Hallway 5.2m x 1.7m Laminated timber floors.

Living Room 4.7m x 3.3m Feature stove, TV point, laminated timber floor.

Kitchen/Diner 5.2m x 3.9m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, sliding doors to rear.

Guest WC WC, WHB, tiled floors, part tiled walls.

Upstairs

Landing

Bedroom No. 1 3.1m x 4.1m Built in wardrobe, laminated timber floor, en-suite.

En-Suite WC, WHB, Triton shower, fully tiled.

Bedroom No. 2 3.3m x 2.8m Built in wardrobe.

Bedroom No. 3 2.7m x 2.3m Laminated timber floor.

Bathroom 1.9m x 1.9m WC, WHB, Bath, fully tiled.

**Outside:** Garden to rear, side entrance, front driveway/parking.

**Services:** Mains water, mains sewage, dual central heating - oil fired & stove with back boiler.

**BER:** Awaiting certificate.

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

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

**GPS Co-Ordinates:** Latitude 52.332 Longitude -6.492

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## **No. 116 The Green, Clonard Village, Clonard, Wexford.**

No. 116 The Green Clonard Village is a superb 2 bed apartment presented to the market in excellent condition. Accommodation is bright, spacious and well laid out, creating a very warm welcoming atmosphere throughout. The property is located in a modern development on the outskirts of Wexford town centre, easily connected to all major routes N11, N25, M50 etc. Rosslare Europort is 20 minutes approx. driving distance, Waterford City and airport 1 hour approx. Dublin City & airport 2 hours approx. Whitemill Industrial Estate and Clonard Retail Park are within walking distance providing numerous shops, supermarkets etc. It is also close to Wexford General Hospital. The Sale of this Property would make a premium investment and would suit a wide range of Property Buyers Given its Super Accommodation & Convenient Location.

**VIEWING HIGHLY RECOMMENDED.**

### **Property Features:**

Premium Location.

Excellent condition.

Solid investment.

2 Bedrooms.

En-suite.

Balcony.

### **Accommodation Comprises:**

Entrance Hallway 4.2m x 1m

Open plan Living Room/ Kitchen /Diner 7.8m x 4.5m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, laminate flooring, access to balcony.

Bedroom No. 1 3.2m x 3.3m Built in double wardrobe.

Bedroom No. 2 (Master) 4.4m x 3.1m Built in double wardrobe, En-suite.

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

Bathroom 2.3m x 1.7m WC, WHB, Bath, part tiled walls, tiled floor.

**Services:** Mains water, mains sewage, electric storage heating.

**BER:** B3 Ber No: 100406669 146.81kWh/m2/yr

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

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

**GPS Co-Ordinates:** Latitude 52.325 Longitude - 6.4987

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