

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/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

GPS Co-Ordinates: Latitude 52.334 Longitude -6.50815

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.

Hawthorn Hill, Whitebrook, Whiterock Hill, Wexford.

FULLY BOOKED IN CURRENT PHASE - NEXT PHASE DUE FOR RELEASE SUMMER 2018 !!

Register your interest now!

AS FEATURED ON RTE ONE TV PROGRAMME "FIND ME A HOME" .

This stunning and sophisticated development of 3 bed semi detached new A rated Homes are nestled on a wonderful site in one of the most sought after residential area's of Wexford.

Whitebrook is a prestigious development offering the very best of modern day living with a classic contemporary design offering style, warmth & luxury.

These exceptional new homes are built and finished to the highest possible standards of workmanship by Claybury Developments and exceed every buyers expectations.

The development offers the most beautiful 3 bed homes, extending to 1193sqft with 3 double bedrooms, en suite, spacious living area's, all with high end finishing's, generous gardens, front driveways and much more. Location is premium, within easy access of all facilities shops, schools, Churches, supermarkets etc. The town centre is within walking distance, there is a local bus stop at the entrance of the development and all major routes ie. N11, N25 etc. are all very easily accessed. Numerous beaches are within 15 minutes driving distance. These outstanding homes ideally suit a wide range of buyers, ie. first time, permanent, holiday, retirement, investors, etc.

Accommodation Briefly Comprises: -

Entrance / hallway, kitchen / diner, utility, seperate wc, living room, 3 bedrooms, bathroom, one en suite.

Special Features Include:-

- 3 Double bedrooms
- Double driveways
- Photo voltaic panels
- Oil fired central heating
- 10 year home bond guarantee
- A2 Energy Rated Homes
- Block built construction
- 2 Option fit out
- High end finishing's
- Stylish interior
- Triple glazed windows
- Premium location
- New Show house Now On View/ appointment only.

C. 12 Acres at Ardavan Lane, Wexford.

C. 12 Acres at Ardavan Lane, Wexford.

These land are very well positioned with amazing sea views, only minutes from Wexford town centre. Easily connected to the R741 and short driving distance from all shops, schools, churches etc. at Castlebridge & Curracloe villages.

Short distance from Ardavan beach & Wild Fowl Reserve.

Very good road frontage & easy access.

These lands could possibly be suitable for multi purposes & would make an excellent investment.

SUPERB LOCATION.

Services: ESB, Mains water adjacent.

Apply: Keane Auctioneers (053) 9123072.

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates: Latitude 52.361 Longitude -6.4455

Commercial Unit at Donovans Wharf, Wexford.

Huge Potential / Excellent Opportunity.

Premium Location with excellent footfall & parking. Located just off Wexford's Main Street with easy access to the Quays & Main street.

Nearby businesses include many restaurants, offices, TK Maxx, Penney's, Dealz, etc.

This property has frontage onto Donavan's Wharf car park at the bottom of Keyser's lane.

Suitable for many types of retail users, excellent opportunity.

Comprises of ground floor shop unit with wc off. c. 69.67 sqm / 750sqft.

Accommodation Briefly Comprises: - Shop area 10m x 6.8m, WC , WHB off.

BER: C1 Ber No: 800096505 966.76kWh/m2/yr.

Apply: Keane Auctioneers. (053) 9123072.

Viewing: Strictly by appointment with the sole selling agent.

"Sacre Coeur", Belvedere Road, Wexford.

Premium Detached Residence in a superb location in one of the most sought after residential areas in Wexford town. This stunning property is well appointed on a fabulous **c. 0.44 acre** site of private, secluded mature gardens with shrubbery, spacious driveway and sunny aspect. Accommodation is bright, nicely laid out and is presented in good condition yet would require some modernisation. This beautiful home offers huge potential and would make a wonderful family home enjoying all the conveniences of town living with a private site to enjoy.

It is within easy walking distance of local shops, schools, churches, supermarkets, the town centre and is easily accessible to the N25, N11 etc. Short distance also from the Quays, 20 minutes from the ferries at Rosslare Europort and also close to Wexford General Hospital, Wexford racecourse, County Council building, Dept. of Environment and numerous beaches etc. Locations like this come on the market once in a lifetime and this is an opportunity not to be missed.

For Sale By Private Treaty.

MUST BE VIEWED.

Property Features:

Prestigious Location.

4 Bedrooms.

c. 0.44 acre site of mature private grounds.

Spacious driveway.

Accommodation Comprises:

Entrance/ Hallway 3.4m x 1.9m

Living Room 3.7m x 3.9m Feature fireplae, laminated timber floors, TV point.

Kitchen/Diner 5.8m x 3.6m Fully fitted eye & waist level kitchen units, stainless steel sink unit, built in storage, part tiled floors and walls, door to rear garden.

Guest WC 1.9m x 1.4m WC, WHB, tiled floors, part tiled walls, plumbed for washer/dryer.

Bedroom No. 1 4.7m x 3.6m Laminated floors, TV point, En-Suite.

En-Suite 3.6m x 1.6m WC, WHB, Triton shower, fully tiled.

Upstairs

Bedroom No. 2 3.1m x 3.7m

Bedroom No. 3 3.6m x 3.1m

Shower Room WC, WHB, Triton shower, tiled floor, part tiled walls.

Bedroom No. 4 3.7m x 3.7m Built in wardrobe.

Bedroom No. 5 2.6m x 2.4m

WC - Off Timber floors.

Outside: Beautiful gardens to front and rear, spacious parking.

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

BER: G Ber No: 110880796 517.56 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates: Latitude 52.339 Longitude -6.4735

No. 20 Selskar Street, Wexford.

An outstanding investment opportunity on Wexfords "Golden Mile". Idyllically located in Selskar, the property was newly constructed in recent years and is presented in outstanding condition. The ground floor extends to approx. 63.5 sq.m and is well laid out and very bright & spacious. The first floor extends to approx. 43.5 sq.m and offers excellent potential. There is also attic storage. The property enjoys superb street frontage with exceptional footfall. The property enjoys all the amenities a prospective investor would require including double glazing, cctv, air-con and fitted to a high standard. The property is currently let under a 21 year lease with 5 year rent reviews (tenant unaffected) with the current rent of €20,000 p.a. + outgoings.

A superb property offering a great return, in a most desirable location.

Features:

Superb location on Wexfords "Golden Mile".

Excellent investment, very good return.

Tenant (unaffected) under 21 year lease with 5 year reviews.

Presented in immaculate condition.

VIEWING HIGHLY RECOMMENDED.

Accommodation Comprises:

Ground Floor 7m x 3.3m + 11.4m x 3.3m Bright spacious, well laid out accommodation with tiled floor.

First Floor 13.6m x 3.2m Spacious area with laminate flooring. WC & Canteen off.

Stairs to:

Attic Space Offering excellent storage.

Services: Mains water, mains sewage, CCTV, Air-Con.

BER: Awaiting certificate.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.

[Ardcolm, Castlebridge, Co. Wexford.](#)

Absolutely stunning cottage residence resting on a spacious c. 0.4 acre site in one of the most sought after residential

locations in Wexford. This beautiful cottage has been completely renovated & refurbished in recent years and is

finished to a very high standard with many lovely features such as modern kitchen, tiling, lovely layout with

bright, tasteful and charming interior throughout creating a relaxing & homely atmosphere.

The property enjoys a private south facing garden to rear, with enclosed patio area and ample car parking.

Located approx. 10 mins driving distance to the town centre and 5 mins to Curracloe beach & Raven Forest.

The main Gorey to Dublin road and Castlebridge village are very easily accessed, which provides a host of amenities

shops, schools, churches, restaurants etc.

The Sale of this property offers a Once off Opportunity to acquire a stylish cottage in turn key condition

in a highly convenient location minutes to beaches and would suit a wide range of property buyers.

Property Features

2 Bedrooms

2 Living rooms

Contemporary kitchen

South facing back garden

Oil fired central heating.

Beautiful interior

Minutes to beaches

Accommodation Comprises:

Entrance Hallway

Lounge 15'1" x 11'8" Feature fireplace, stove, tv point.

Dining Room 14' x 7'7" Feature double doors.

Sitting Room 14'3" x 9'9" Fireplace, tv point, double doors to garden.

Kitchen/Diner 13'5" x 10'6" Contemporary style fully fitted kitchen, part tiled walls, tiled floor, recessed lighting, door to rear.

Upstairs

Bedroom No. 1 - 12'11" x 7'10"

Bedroom No. 2 - 11'1" x 10'1" Built in wardrobe.

Bathroom WC, WHB, bath, triton shower, recessed lighting.

Outside: Utility shed, private gardens & patio to rear, yard to front.

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

BER: G. 509.4 kWh/m²/yr. BER NO. 100983352

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge continue for short distance and take a right turn signposted for Curraclloe, continue for a short distance and this residence is on your 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: A3 Ber No: 110844545 62.67 kWh/m²/yr

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.
