

# "Celtic Lodge", Killurin, Co. Wexford

Celtic Lodge is an absolutely beautiful detached dormer residence on a spacious, private, mature and landscaped c.0.6 acre site.

Approached via gated entrance and cobblelocked driveway this property is located in a highly sought after residential area

approx. 15 minutes driving distance to Wexford town centre & 20 mins to New Ross & Enniscorthy towns.

It is very easily accessible to all local facilities shops, schools, churches, etc. at surrounding villages, Glynn, Barntown, Killurin

Galbally etc.

The property itself is presented to the market in excellent condition throughout featuring well laid out spacious

accommodation designed for family living and is very tastefully decorated, with many added extras such as oil fired

central heating, double glazed windows, & detached garage.

This property presents an ideal opportunity to acquire a wonderful family home in a convenient and sought after

countryside location and must be viewed to be fully appreciated.

**Viewing Highly Recommended.**

## **Property Features**

Premium countryside location.

Private mature site.

Gated entrance.

Panoramic Countryside views.

Beautiful setting.

4 Bedrooms.

2 Living rooms.

Garage.

## **Accommodation Comprises:**

Entrance/ Hallway 23'3" x 8'7" Tiled floors.

Sitting Room/Lounge 16'7"x 11'9" Feature fireplace, TV point.

Kitchen/Diner 26'8" x 11'11" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors.

Utility Room 5'7"x 5'10" Fully fitted eye & waist level units, plumbed for appliances, tiled floors.

Dining Room 17'4" x 13'8" Feature coving, timber floors, TV point.

Living Room 19'11" x 13'9" Feature fireplace, red timber floors, feature coving and feature glass doors, tv point.

Rear Hallway 10'1" x 3'10" Tiled floors, door to garden.

Guest WC 9'8" x 4'6" WC, WHB, tiled floors, part tiled walls.

Bedroom No. 1 12'7" x 16' Built in wardrobe, timber floors, En-Suite.

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

## Upstairs

Bedroom No. 2 18' x 12'6" Timber floors, built in wardrobe, En-Suite.

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

Landing 22'1" x 5' Lounge area, hotpress.

Bathroom 14'9" x 11'6" WC, WHB, bath, shower, fully tiled.

Bedroom No. 3 12'1" x 18'5" Built in wardrobe.

Bedroom No. 4 13'9" x 14'2"

## Outside

Garage 22'9" x 13'3"

**Outside:** Gated entrance, detached garage, gardens, parking.

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

**BER:** C3 Ber No: 108679861

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

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

**Directions:** From Wexford proceed out the N11 taking a left turn signposted for the Heritage Park, continue on this road, under the railway bridge and take an immediate right turn, continue on this road passing Marty B's pub on your right, continuing for short distance take the 2nd turn to the left signposted for Galbally and this is the 1st house on the left.

**Eircode:** Y21K336