

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

No. 55 Coill Aoibhinn, Newtown Road, Wexford.

No. 55 Coill Aoibhinn is located in one of the most premium and sought after developments in Wexford. It is situated in a

superb corner position in this modern and exclusive scheme of beautiful detached homes, enjoying a quiet cul de sac with

generous driveway, spacious garden to rear not overlooked and south west facing aspect.

All facilities are within very easy reach, shops, supermarkets etc. The town centre is minutes driving distance, Wexford General

Hospital and Racecourse are walking distance also.

The main N11, N25 are also within immediate access.

Accommodation is bright, spacious and very well laid out with many added extra's throughout such as marble fireplace, sun room, tiling, en-suite bedrooms etc.

The Sale of this Property offers a once off opportunity to acquire a property of this kind and would make a wonderful family home.

Viewing is highly recommended!

Property Features

Prestigious Location.

Exclusive & highly sought after development.

Spacious private back garden not overlooked.

Patio area.

Beautiful kitchen / diner.

Sun room.

4 Bedrooms.

2 En suite.

Pristine condition.

Accommodation Comprises:

Entrance Hallway 3.3m x 3.8m Tiled floor, bright & spacious.

Living Room 4.4m x 5.4m Semi solid timber floor, feature marble fireplace with gas fire, centre rose & coving.

Kitchen/Diner 6.9m x 3.8m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, double doors to sunroom.

Sunroom 3.3m x 3.2m Double doors to patio & garden.

Utility Room 2.7m x 1.6m Fully fitted eye & waist level units, plumbed for appliances, recessed lighting, door to rear garden, access to attic via stairs.

Bedroom No. 1 4.5m x 4.9m Semi solid timber floor, built in wardrobes,
En-Suite shower with WC, WHB, fully tiled.

Bedroom No. 2 2.9m x 4.6m Semi solid timber floor, built in wardrobes.

Bathroom 3m x 1.8m WC, WHB, Bath with shower, fully tiled.

Bedroom No. 3 5.1m x 3.3m Semi solid timber floor, built in wardrobe, TV point,
En-Suite, double doors to garden.

En-Suite (wheelchair accessible) 3.3m x 1.9m WC, WHB, Shower, fully tiled.

Bedroom No. 4 3.2m x 2.3m TV point.

Outside: Spacious garden to rear, not overlooked with west facing garden, ample parking, cobblelocked driveway.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Newtown road, after passing the racecourse on the left proceed straight and Coill Aoibhinn is shortly on the right after the petrol station.

No. 43 Laurel Grove, Tagoat, Co. Wexford.

This superb 4 bed semi detached residence is presented to the market in excellent condition throughout featuring very well laid out accommodation. The property enjoys a bright and spacious layout with 4 bedrooms, one en-suite, living room open plan to playroom/diningroom etc.

It is very tastefully decorated throughout with many added extra's with spacious gardens to rear

and off street parking to

front. Ideally located within walking distance of amenities at Tagoat village shops, schools, Church etc and is easily accessed to the main Rosslare Harbour road.

Rosslare Harbour which is minutes away provides daily sailings to the UK and Europe, shops, supermarket, restaurants etc.

Wexford town centre is approx. 15 minutes driving distance and the property is spoilt for choice with some of the South East's finest beaches at its doorstep Rosslare Strand & Harbour, Carne, St. Helen's to name a few.

The Sale of this property offers an excellent opportunity to acquire a beautiful home in a convenient location and would suit a wide range of property buyers ie. families, retirement, holiday, investment .

Property Features

Excellent location.

Minutes to beaches.

Close to Rosslare Harbour & Strand.

4 Bedrooms.

Living room.

Playroom / lounge.

Off street parking.

Spacious back garden.

Solar Panels.

Accommodation Comprises:

Entrance Hallway 17'3" x 8'6" Tiled floor, bright & spacious.

Living Room 14'9" x 13'10" Semi solid timber floors, feature fireplace, TV point. d

Steps to dining area.

Dining Room/Playroom 19'8" x 15'4" Built in units, door to garden.

Kitchen/Diner 17'1" x 13'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, door to;

Utility Room Plumbed for appliances, built in units, door to rear.

Guest WC 5'9" x 4'10" WC, WHB, tiled floors, part tiled walls.

Upstairs

Landing

Bedroom No. 1 9'6" x 12'4"

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

Bedroom No. 3 8'5" x 10'8" Built in wardrobe.

Bathroom 6' x 7'7" WC, WHB, Bath, Shower.

Bedroom No. 4 11'1" x 11'1" Walk in wardrobe, En-Suite.

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

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

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

BER: C1 Ber No: 106007016 174.09 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, in tagoat take a left turn at Cushens Bar, pass the church on your right and the entrance to Laurel Grove is on your right, drive into the estate and no.43 is on your left as you drive in.

Eircode: Y35 X883

"Innisfree", Redshire Road, Murrintown, Co. Wexford.

A most charming and pleasant 4 bed detached bungalow, nicely located on the the Redshire Road in Murrintown. Located just off the Duncannon Line, this makes the location ideal with Wexford town just c.5 minutes

away with easy access to the N25 & N11. The EPA headquarters and the renowned walks & sights at Johnstown Castle are just a

stone's throw away. Forestry walks and pony trekking are adjacent at Forth Mountain. All amenities are close to hand with schools,

shops, sports clubs, doctors surgery, crèche, to name but a few just minutes away at nearby Murrintown & Piercestown villages.

The accommodation lends itself perfectly to family living, with excellent living accommodation together with 4 double

bedrooms, all tastefully decorated. There is also the benefit of a garage for those looking for that extra space or storage.

The space externally compliments the internal space with well-manicured gardens on a mature site extending to **approx.**

0.5 acres. This home will suit a multitude of potential purchasers from first time buyers, to growing families to those looking for a quiet, convenient area to retire to.

Viewing comes highly recommended.

Property Features:

Ideal family home.

Convenient location with all amenities close to hand.

Just minutes from Wexford town.

Presented in excellent condition.

Easily Accessible.

Rosslare Europort 15/20 mins.

Beaches nearby at Carnesore & Kilmore Quay.

Accommodation Comprises:

Entrance Porch 2.1m x 2m Tiled floor, wainscot panelling.

Hallway 4.4m x 1.7m Spacious hallway with laminate flooring.

Living Room 4.3m x 4.7m Light, airy room with feature open fireplace (with back boiler), laminate flooring.

Kitchen/dining 4.6m x 4.2m Large well-appointed room with excellent array of built in units at eye & waist level, tiled floor & splashback, plumbed for washing machine.

Door to rear garden.

Shower room 3.2m x 1.8m WC, WHB , electric power shower, fully tiled from floor to ceiling.

Bedroom 1 3.3m x 3m Double room with laminate flooring.

Bedroom 2 3.6m x 3m Double room with laminate flooring.

Bedroom 3 3.6m x 3.1m Double room with built in wardrobes.

Bedroom 4 3m x 3m Double room with laminate flooring.

Garage 5.2m x 3.3m With electric & heating

Outside: Manicured gardens, mature site, parking.

Services: ESB, mains water, septic tank sewerage, dual heating (oil & back boiler)

BER: D1 Ber No: 101946259 237.84 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 line, take the first turn to the left for Murrintown (Redshire Road) and the property is the 4th on the right hand side.

[Ballyboggan Lower, Castlebridge, Co. Wexford.](#)

This excellent 3 bed dormer home is located in one of the most sought after residential villages in Wexford. The property rests on a lovely mature site with beautiful garden to rear just a short stroll to all facilities at Castlebridge village, shops, schools, churches, restaurants, chemist etc. Wexford town centre is approx. 10 mins drive and the main Gorey to Dublin road (R741) is very easily accessed.

Numerous beaches are close by at Curraclloe, Blackwater, Raven Forest etc.

The property itself is presented to the market in excellent condition with bright well laid out accommodation throughout nicely decorated creating a very pleasant homely atmosphere throughout. This property offers excellent potential and would

make a wonderful family home.

Viewing Highly Recommended .

Property Features:

Premium location

Walking distance to Castlebridge village.

3 Bedrooms.

Private back garden.

Ample car parking.

Minutes to beaches.

Close to Wexford town centre.

Oil fired central heating.

Accommodation Comprises:

Entrance Hallway 5.9m x 2m Tiled floors, bright & spacious.

Living Room 4.5m x 3.9m Feature fireplace, TV point.

Kitchen 6.1m x 3.2m Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, door to rear patio.

Utility Room 2.6m x 2m Fully plumbed, tiled floors, door to rear.

Bedroom No. 1 3.3m x 3.9m Laminate timber floor.

Bathroom 2.1m x 2.5m WC, WHB, bath, part tiled walls & floors.

Upstairs

Landing

Bedroom No . 2 5.8m x 3.2m

Shower Room 2.7m x 1.3m WC, WHB, Shower, Part tiled walls.

Bedroom No. 3 5.9m x 4m TV point, storage.

Outside: Private West facing rear garden, patio, mature shrubbery, fruit trees, utility shed, spacious parking.

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

BER: C3 Ber No: 109543587 206.36kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge on the R714, on entering Castlebridge, turn right at Freddie's shop proceed straight and the property is a short distance on the left hand side with For Sale Board.

Prime Residential Development Site of C.9.23 Acres with F.P.P. for 49 Houses, AT Newtownbarry, Bunclody, Co. Wexford.

- **Superb location, outskirts of Bunclody town, very sought after area.**
- **Beautiful scenic area adjacent to shops, schools, churches etc.**
- **Very accessible, good frontage & easily connected to the N80, M9 & also close to Carlow, Gorey, Enniscorthy, Ferries at Rosslare Europort, M11 & M50.**
- **Very commutable to Dublin City & airport.**
- **POA**

VIEWING HIGHLY RECOMMENDED.

GREAT OPPORTUNITY - READY TO GO

SERVICES: Mains water, sewage adjacent, capacity available.

LEGAL: P.B Cunningham & Co., Suite 212, The Chapel Building, Mary's Abbey, Dublin 7.

APPLY: Sole Agent Keane Auctioneers 053 9123072.

"Avian", Forth Mountain, Wexford.

An excellent opportunity to acquire a fine 3 bedroom home, in a much sought after area, with the benefit of a self-contained apartment! The property is ideally located on Forth Mountain, less than 2km from the Duncannon Line, making Wexford Town, with all its amenities just 5 minutes away and having the road networks of the N11 & N25 within easy reach. For those with an active streak, a host of walks and outdoor pursuits are to be found close by. The main house accommodation is ideal for family living with spacious bedrooms, roomy kitchen/dining, large living room and 2 bathrooms. The apartment, offering an impressively sized open plan living/dining/kitchen area along with bedroom and en-suite that can suit a host of uses for anyone looking for space for a parent to a space for a teenager looking for their own space, the possibilities are immense. Also with the benefit of a selection of out-buildings, these are perfect for those with hobbies or working from home. The gardens to the rear are private and have the benefit of a sunny

patio area - ideal for summer evenings! While the property would benefit from some upgrading, this is a unique opportunity to acquire such a property in such a convenient location!

Viewing is highly recommended!

Property Features.

Ideal location, just 5 minutes from Wexford town.

Close to all road networks.

Various out-buildings.

Excellent family home.

Accommodation Comprises:

Main House

Entrance Porch 4'5" x 5'1" Tiled Floor.

Hallway 10'10" x 3'8" Wainscoting.

Bedroom 1 9'1" x 13'10" Spacious double room.

Bedroom 2 16'3" x 7'10" Spacious double room.

Bedroom 3 11'5" x 9' Airy double room

Bathroom 9'11" x 4'9" WC, WHB, Shower over bath, fully tiled.

Inner Hallway 15'11" x 3'7" Wainscoting & laminate flooring.

Living Room 20'1" x 15'3" Large, spacious room with feature open fireplace, laminate flooring.

Kitchen/Dining 15'1" x 14'1" Bright, airy room with excellent array of built in units at eye & waist level, tiled floor

& splash back, plumbed for dishwasher, patio doors to rear.

Utility 8'3" x 7'8" Tiled floor, built in storage, hot-press off., plumbed for washing machine, door to rear.

Shower Room 7'7" x 2'10" WC, WHB & Shower, fully tiled.

Apartment

Entrance Porch 4'5" x 5'1"

Open plan living/ dining/kitchen 23'4 x 20'2 Large bright room with feature open fireplace.

Excellent array of built in units at eye & waist level, plumbed for dishwasher, patio doors to side.

Rear Hallway 5'5" x 3'8"

WC 5'5" x 5'4" WC, WHB. Hotpress off

Bedroom 11'9" x 9'5" Spacious double room with built in wardrobes & storage.

En-Suite 5'4" x 4'1" WHB & Shower over bath, fully tiled.

Outside: Range of outbuildings, garden to rear, parking.

Services: ESB, Mains water, Septic tank sewage, Oil fired central heating.

BER: Awaiting certificate.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers.

Directions: From Wexford proceed out the Duncannon Line, turn right at The Mountain Bar and proceed up this

road for 0.8km & turn left at the cross-roads. The house is located 0.8km along this road on the

right.

C. 5 Acre Compact Holding at Sanctuary, Killinick, Co. Wexford.

This compact holding enjoys a great location at Killinick village, walking distance from local shop, church, restaurants etc.

Short distance from Wexford town, Rosslare Strand and the ferries at Rosslare Europort.

Idyllic private location, is currently down to pasture, well fenced and presented in good heart.

Easily accessible & very well laid out.

Perfect for anybody who requires a small holding be it agricultural, equestrian etc.

VIEWING HIGHLY RECOMMENDED.

GOOD OPPORTUNITY TO ACQUIRE A VERY WELL LOCATED HOLDING.

Services: Mains Water & ESB on road.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford drive out the Rosslare road, take a right turn just before the Amber service station

signposted for Killinick, take a right at the Merry Elf and continue on this road taking the 1st laneway on the left

and this holding is a short distance down on the left .

Ballyroe, Blackwater, Co. Wexford.

This is an absolutely charming bungalow residence located in a highly sought after location only minutes from Blackwater Village

and Curracloe. 20 minutes from Wexford town centre.

Spoilt for choice with surrounding beaches and easy access to local shops, schools and churches. Dublin city and airport are less

than 2 hours, ferries at Rosslare Europort are less than 30 minutes, the main N11 & N25 routes are also very easily accessed.

The property enjoys a pleasant rural setting on a mature site captivating beautiful countryside views.

Approached via gated driveway with spacious parking and excellent gardens with decking.

Presented to the market in superb condition offering bright, spacious and practical everyday living accommodation

with 4 bedrooms and lovely kitchen / diner with tasteful decor.

The sale of this property offers an excellent opportunity for those seeking to acquire a wonderful home in a convenient countryside location.

Viewing Highly recommended.

Property Features

Premium countryside location

Minutes to beaches

4 Bedrooms

Decking

Beautiful views

Easily accessible to N11.

Excellent value for money

Accommodation Comprises:

Entrance Hallway 15'10" x 25'1" Tiled floors.

Living Room 15'4" x 10'10" Feature fireplace, tv point.

Kitchen/Diner 24'1" x 13' Fully fitted eye & waist level solid timber kitchen units, breakfast counter, integrated appliances, tiled floors, part tiled walls.

Utility Tiled floors, part tiled walls, built in units, plumbed for appliances.

Hotpress

Bedroom No. 1 12'1" x 9'9"

Bedroom No. 2 10'4" x 8'10"

Bedroom No. 3 13'4" x 11'7" En-Suite Shower, WC, WHB, part tiled walls.

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

Bathroom 9'7" x 7'1" WC, WHB, Jacuzzi Bath, triton shower, fully tiled. floors, stira access to attic.

Outside: Decking, ample car parking, gardens to front and rear.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed over the bridge and on the R741, drive through

Castlebridge and pass Garrylough cross, continue for short distance taking the road signposted for Blackwater just before the Un Yoke , drive straight on this road and this residence is short distance on your right hand side.
