

# [The Cottage, Tullibards, Bridgetown, Co. Wexford.](#)

Absolutley beautiful olde worlde cottage presented to the market in top class condition and located in a very popular & sought after area. It is close to local shops, schools (both primary, secondary & 3rd level), churches, medical centre, pharmacy, many restaurants in nearby Bridgetown & Kilmore villages.

Many beautiful beaches are nearby at Ballyhealy, Seaview, Kilmore Quay etc. Accommodation is bright, spacious, well laid out and has been nicely refurbished, ots of natural stone, mature gardens & good parking. This cottage has a wonderful atmosphere , has many features and would suit a starter home, holiday or retirement etc.

**MUST BE VIEWED.**

**THIS IS NOT TO BE MISSED.**

## **Property Features:**

Great location.

Very Cosy.

Plenty of natural stonework, brick etc.

Olde wordle features.

Bright, spacious accommodation.

## **Accommodation Comprises:**

Entrance to:

Sitting Room 3.6m x 3.6m Feature brick fireplace.

Kitchen/Diner 4.3m x 3.6m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors, white goods, plumbed for appliances, double doors to rear lobby (hotpress).

Shower Room 2.5m x 2.1m WC, WHB, shower, tiled.

Bedroom No. 1 2.8m x 3.6m

Upstairs

Bedroom No. 2 3.6m x 3.2m

Bedroom No. 3 3.6m x 2.7m

**Outside:** Garden shed, mature gardens, parking, stone walls etc.

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

**BER:** D2 Ber No: 108438912 283.64 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road, take a right turn signposted for Kilmore, continue on this road. On entering Kilmore village take a right turn at the mini roundabout, pass the school, continue on this road for a short distance and this property will be on your left.

**GPS Co-Ordinates:** Latitude 52.2232 Longitude -6.5435

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## **"Wisteria Cottage", Hilltown, Ballymitty, Co. Wexford.**

This property is presented to the market in what can only be described as pristine condition throughout, is beautifully presented offering so many special features. It has been designed & decorated to a very high standard creating a wonderful homely feeling. Constructed in recent years with a stone finish, this property is fully insulated and sits on a spacious **c. 0.5 acre site** of mature gardens with a short driveway and excellent parking.

Accommodation is bright, spacious, well laid out with the highest standard of workmanship & materials employed throughout. Wexford town is 25 minutes approx. local shops, schools, churches, etc. are a short drive away at Wellingtonbridge & Waterford city is very accessible via the ferries at Ballyhack. Dublin City and airport is less than 2 hours. There are many beautiful beaches and very popular restaurants nearby at Bannow Bay, Cullenstown, Fethard On Sea, Kilmore Quay etc.

**THIS IS NOT TO BE MISSED.**

**VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Superb location.  
Very nicely decorated.  
Beautiful accommodation.  
Stone entrance.  
Fabulous gardens.

### **Accommodation Comprises:**

Entrance Hallway 26'5" x 8'8" Tiled floor.  
Sitting Room 17'6" x 15'1" Feature fireplace with Hunter multi fuel clean burn stove.  
Kitchen/Diner 29'6" x 15'1" Fully fitted solid oak eye & waist level kitchen units with granite & oak worktops, Belfast sink, centre island, Waterford gas & electric double oven, part tiled walls, tiled floors. Feature fireplace with Hunter multi fuel clean burn stove .  
Conservatory 15' x 13'11" Double doors to gardens, tiled floors.  
Utility Room 5'9" x 9'9" Feature half stable door, fully plumbed for appliances.  
Cloak Room  
Hallway to:-  
Bedroom No. 1 11'6" x 11'4"  
Shower Room WC, WHB, shower, tiled.

Upstairs

Bedroom No. 2 15'2" x 10'4"

Bedroom No. 3 15'2"x 8'8"

Bathroom 10'2" x 8'8" WC, WHB, shower, feature bath, tiled, wains coting to waist level.

Bedroom No. 4 (Master) 15'3" x 13'7" Walk in wardrobe with en-suite shower, WC & WHB.

Garage 18'7" x 17'3" Roll up door, plumbed, lofted area with stairs, possibly suitable for conversion to granny flat/office/home gym.

**Outside:** Garage, gardens to front & rear, driveway, parking.

**Services:** Mains water, private sewage, oil fired central heating, wired for alarm & generator.

**BER:** B3 Ber No: 105203764 149.08 kWh/m2/yr

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

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

**Directions:** From Wexford proceed out the Duncannon line, passing The Coach Inn on your left, continue to Ballymitty cross (which will be the 2nd 4 crossroads after The Coach Inn), take a right turn here and this residence is the 5th house on the right.

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## [Colestown, Barntown, Wexford.](#)

Beautiful residence, nicely presented on scenic site with beautiful views, good frontage and easy access.

Only minutes from Wexford town centre, shops, schools, churches, 3rd level etc. Easily connected to by-pass system, N11,N25,M11,M50 etc. 20 minutes approx. from the ferries at Rosslare Europort and less than 2 hours from Dublin City & airport.

This residence is surrounded by fabulous countryside, mountain & forestry walks which creates a lovely atmosphere of peacefulness & tranquility.

**VIEWING HIGHLY RECOMMENDED.**

### **Property Features**

Good frontage, easy access.

Very sought after area.

Stunning scenery.

Excellent gardens.

Accommodation bright & spacious.

Only minutes from all facilities.

### **Accommodation Comprises:**

Entrance Hallway 16'9" x 9'4" (with walk in hot press). Bright & spacious.

Sitting Room 12'11" x 12'4" Feature fireplace (back boiler).

Open plan to Kitchen/Diner 16'11" x 16'7" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls.

Utility Room 9'2" x 5'4" Plumbed for appliances, tiled floor, door to rear.

Bedroom No. 1 12' x 11'

Bedroom No. 2 12' x 10'

Shower Room 8'3" x 6'10" Shower,WC, WHB, tiled floor, part tiled walls.

Upstairs

Bedroom No. 3 11'11" x 13'9" Built in wardrobe, En-Suite with bath, shower , WC, WHB, tiled.

Office 6'8" x 7'8" Built in shelving.

Bedroom No. 4 12'10" x 14'10" Eve storage.

**Outside:** Gardens to front and rear, large workshop, parking.

**Services:** Mains water, private sewage, solid fuel central heating, parking.

**BER:** E1 Ber No: 106328560 322.4kWh/m2/yr

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

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

**Directions:** From Wexford town proceed out through Clonard, keep driving straight, pass Newbay House Hotel,continue for a short distance and take a right at the Y in the road, keep driving straight go to the top of the road and this residence is the 7th on the left hand side.

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## **No. 29 Southbay Point, Rosslare Strand, Co. Wexford.**

This is an absolutely beautiful 3 bedroom 1st floor apartment and offers an unrivalled location in the centre of Rosslare Strand village adjacent to many restaurants, hotel, train station, shops, school, church, chemist, etc. and most importantly a short stroll to the stunning beach! Presented to the market in what can only be described as pristine condition throughout with very bright, spacious and well laid out accommodation, tastefully decorated and comprising of 3 bedrooms with lovely open plan living / dining area. It is located in one of the most sought after holiday & residential locations on the south-east coastline. Only minutes from the daily ferries at Rosslare Europort, 1 hour from Waterford City and airport and less than 2 hours from Dublin City and airport. The property is spoilt for choice with many facilities at its doorstep, beaches, water sports, golf, scenic walks on the Burrow, etc.

The sale of this apartment offers a splendid opportunity to acquire a property in immaculate condition in the heart of Rosslare Strand and would make a fabulous holiday, retirement,

permanent home etc.

**For sale fully furnished ! Excellent value for money !**

**VIEWING HIGHLY RECOMMENDED.**

### **Property Features**

Premium Location.

3 Bedrooms.

Open plan dining / living room.

Car parking.

Playground.

Gated complex.

### **Accommodation Comprises:**

Entrance/Hallway 1.9m x 1.5m Laminated timber floor, built in unit.

Living/Dining Room 8.1m x 4.7 m Feature fireplace with insert, recessed lighting, laminated timber floor, TV point.

Kitchen/Diner 3.7m x 2.3m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.

Inner Hallway to bedrooms 4m x 1.m Laminated timber floor.

Bedroom No. 1 2.9m x 4.9m Built in wardrobe.

Bedroom No. 2 3.4m x 2.8m

Bedroom No. 3 (Master) 4.4m x 2.9m Built in wardrobe, en-suite.

En-Suite 1.7m x 1.4m WC, WHB, Triton shower, tiled.

Bathroom 1.9m x 2.6m WC, WHB, bath, shower, fully tiled.

**Outside:** Parking, communal area.

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

**BER:** D2 Ber No: 110818333 271.6 kWh/m<sup>2</sup>/yr

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

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

**GPS Co-Ordinates:** Latitude 52.2656 Longitude -6.38508

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## **Ballybeg Great, Screen, Co. Wexford.**

Absolutely charming detached bungalow residence in a highly sought after residential location, driving distance to Wexford town centre and easily accessed to the main Gorey to Dublin

M11 route.

The property rests on a beautifully mature **c. 0.6 acre** site enjoying what can only be described as stunning views over the surrounding countryside.

Only minutes from Curracloe & Ballinesker beaches and local shops, schools & churches at Screen, Ballymurn, Curracloe & Castlebridge villages. Dublin City & airport less than 2 hours.

This home enjoys spacious gardens with mature shrubbery, detached garage, good frontage and is easily accessed.

Presented in very good condition throughout with bright & spacious well laid out accommodation tastefully decorated creating a very warm and welcoming atmosphere throughout.

### **VIEWING IS HIGHLY RECOMMENDED.**

#### **Property Features:**

Convenient countryside location.

Detached garage.

3 Bedrooms.

2 Living Rooms.

Beautiful setting with pleasant views.

#### **Accommodation Comprises:**

Entrance Hallway 4.8m x 1.4m Tiled floors.

Living Room 4.3m x 5.1m Feature stove with brick surround, TV point.

Kitchen/Diner 6.6m x 3.7m Fully fitted eye & waist level kitchen units, stainless steel sink unit, integrated appliances, part tiled walls, tiled floor.

Utility Room 3.3m x 2.2m Fitted eye & waist level units, tiled floors.

Guest WC WC, WHB, tiled floors.

Bedroom No. 1 3.5m x 3.4m TV point.

Bedroom No. 2 3.4m x 3.5m Built in wardrobe.

Bedroom No. 3 3.1m x 4.2m Built in wardrobe.

Sitting Room/Lounge 3.4m x 3m Laminated floors, tv point.

Shower Room 2.7m x 1.9m WC, WHB, triton shower, built in vanity unit, fully tiled.

Hotpress

**Outside:** Detached garage 5.9m x 4.4m, beautiful gardens, spacious parking.

**Services:** Oil fired central heating & back boiler, private water, septic tank.

**BER:** Awaiting certificate.

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

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

**Directions:** From Wexford town proceed out to Castlebridge village, drive through the village heading for Dublin take a left for Ballymurn and keep on this road, take the first road to the right, then keep left at the Y in the road, proceed straight and the property is shortly on the right with a for sale board.

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## No. 14 Woodview, Castlebridge, Co. Wexford.

No. 14 Woodview is a superb detached 4 bed residence presented to the market in excellent condition featuring a very spacious layout of bright accommodation tastefully decorated.

The property boasts many added extras throughout with a beautiful landscaped enclosed garden to rear with mature shrubbery and sunny aspect. Accommodation is very well laid out, with generous living space, creating a very warm & welcoming atmosphere throughout. It is located in a popular & modern development in Castlebridge village and is easily connected to all major routes N11, N25, M50 etc. Wexford town centre is less than 10 minutes and the ferries at Rosslare Europort are 25 minutes approx. Dublin City & airport 2 hours approx..

The Sale of this Property would make a wonderful Family Home and would suit a wide range of property buyers given its superb accommodation & convenient Location. It represents excellent value for money in today's market.

### **Property Features:**

Premium location, over looking 2 greens.

4 Bedrooms.

Accessible WC.

Garage designed for conversion.

Ramp to back door.

Walking distance to Castlebridge village.

Close to Curracloe beach.

Enclosed garden.

### Accommodation Comprises:

Entrance Hallway 5.4m x 2m Laminated timber floors, recessed coir mat.

Living Room 5.9m x 3.3m Feature fireplace, laminated timber floor, TV point, recessed lighting dimmable, sliding doors to rear patio.

Kitchen/Diner 5.3m x 4.1m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors, recessed lighting.

Utility Room 1.6m x 1.9m Tiled floors, plumbed for appliances, door to garage.

Garage 4.8m x 3.5m Convertible to extra room, floor level with main house.

Guest WC 1.4m x 1.6m WC, WHB, tiled floors.

Dining Room/Study 3.5m x 3.1m Laminated floors, double doors to kitchen.

Upstairs

Bedroom No. 1 3.1m x 2.9m Carpeted floor, TV point.

Bathroom 1.7m x 2m WC, WHB, bath, part tiled walls, tiled floors, dual aspect mirror.

Bedroom No. 2 3.3m x 3m Carpeted floor, TV point.

Bedroom No. 3 3.3m x 2.8m Carpeted floor, TV point.

Bedroom No. 4 4.6m x 3.1m Carpeted floor, TV point, En-Suite.

En-Suite 1.6m x 1.4m WC, WHB, Triton shower, part tiled walls tiled floors.

**Outside:** Mature gardens to front & rear, spacious front driveway with parking for 2 cars, garage, side entrance with gates.

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

**BER:** C3 Ber No: 110258357 223.08 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford drive to Castlebridge village, take a left after the pub, then a right after the Pharmacy proceed straight past the church and green, and Woodview is a short distance on the right hand side.

**GPS Co Ordinates:** Latitude 52.3887 Longitude -6.4473

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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:** A3 Ber No: 110844545 62.67 kWh/m<sup>2</sup>/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.***

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## **"Ballycowan Lodge", Tagoat, Rosslare, Co. Wexford.**

Absolutely stunning family home presented in pristine condition throughout enjoying bright, spacious, well laid out accommodation located just minutes from Rosslare Strand and local shops, schools, churches and many restaurants. Short driving distance from ferries at Rosslare Europort and many beautiful sunny beaches at Carne, St. Margaret's and Ballytrent etc. Wexford town is only 15 minutes approx. driving distance, Dublin City & airport is less than 2 hours and are easily connected via the M11. Golf is close by at Rosslare and St. Helens and Kilmore Quay is 20 minutes approx.

This property has been meticulously maintained, enjoys brightness and many attractive features suiting family life, holiday home or retirement. This is one of the most sought after areas on the South East coastline and the sale of this property represents an ideal opportunity to acquire an ideal investment.

**THIS IS A ONE OFF.**

**VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Beautifully decorated.

Extremely well laid out.

Many attractive features.

Lovely mature gardens with patio area.

C. 0.8 Acre.

### **Accommodation Comprises:**

Entrance Hallway 22' x 5'10" Timber floors, bright & spacious.

Living Room 24'8" x 13'10"

Sitting Room 14'4" x 13'3" Feature stone-brick fireplace, TV point, french doors to:-

Dining Room 14'8" x 13'8" TV point, double doors to patio.

Kitchen/Diner 20'11" x 12'11" Fully fitted eye & waist level kitchen units, tiled floors, part tiled walls, all white goods, bay window.

Utility Room 14'1" x 7'2" Fully fitted & plumbed, tiled floor.

Separate WC WC, WHB, tiled, large walk in hotpress.

Upstairs

## Landing

Bedroom No. 1 12' x 13' En-Suite shower, WC, WHB, tiled.

Bedroom No. 2 12'4" x 12'7" En-Suite shower, WC, WHB, tiled.

Bedroom No. 3 13'10" x 10'4" Built in wardrobe.

Bedroom No. 4 13'11" x 10' En-Suite shower, WC, WHB, tiled.

Bedroom No. 5 14'5" x 13'7" En-Suite shower, WC, WHB, tiled.

Bathroom 10'5" x 6'1" WC, WHB, feature bath, shower attachment, tiled floor, part tiled walls, heated towel rail.

**Outside:** Gardens to front, rear & side, patio area, spacious parking, Boiler House, Garage (19'11" x 11'6")

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

**BER:** C2 Ber No: 110341559 193.93kWh/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, on entering Tagoat take a right turn just before Cushens pub, and this residence is the 2nd on the left.

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## **Ballycushlane, Broadway, Co. Wexford.**

Very attractive bungalow family residence located in one of the most sought after areas on the South East coastline. Only a stones throw away from the lakes at Our Lady's Island and practically adjacent to many beautiful beaches at St. Margarets, Ballytrent, Carnesore etc. Local shops, schools, churches, restaurants are all close by at nearby villages Our Lady's Island, Broadway etc.

This property is presented to the market in pristine condition throughout featuring well laid out , bright & spacious accommodation.

Built in recent years, it is obvious that top quality workmanship & materials have been employed throughout. The property boasts many added extras throughout with a modern contemporary finish and would make the ideal family home, retirement and investment. Wexford town centre is 20 minutes approx., the ferries at Rosslare Europort are less than 10 minutes & Dublin City & airport is less than 2 hours.

**NOT TO BE MISSED.**

**VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Superb location.

Beautiful views.

Excellent gardens.

Great accommodation.

All facilities at its doorstep.

**Accommodation Comprises:**

Entrance Porch/Reception 3.6m x 2.10m Tiled floors, double doors to:-

Entrance Hallway 5.6m x 3.6m Tiled floors.

Lounge 4.8m x 4m Bay window, feature fireplace with stove.

Office/Study 3.5m x 2.3m

Kitchen/Diner 6.6m x 3.5m Fully fitted eye & waist level kitchen units, tiled floors, part tiled walls, double doors to garden.

Utility Room 3.3m x 2.4m Built in presses & worktop, plumbed for appliances, tiled floor.

Guest WC 2.3m x 0.8m WC, WHB, fully tiled.

Inner Hallway 10.5m x 1.4m Double doors, walk in hotpress.

Bedroom No. 1 3.10m x 4.3m Built in wardrobe, artic laminate floors.

Bedroom No. 2 3.4m x 2.8m Walk in wardrobe, artic laminate floors.

Bedroom No. 3 3.4m x 2.8m Walk in wardrobe.

Bedroom No. 4 4.1m x 3.8m Walk in wardrobe.

En-Suite 1.9m x 1.7m WC, WHB, shower, fully tiled.

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

Garage 4.5m x 7.8m Painted floors, sink unit, radiator, fully wired for electricity, roll up & over door.

Boiler house.

**Outside:** Beautiful gardens to front and rear, cobble locked driveway.

**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 proceed out the Rosslare road, in Tagoat take a right turn signposted for Our Lady's Island/Carne, continue on this road. Shortly after Butler's/St. Ivers take a left turn, continue straight on this road and this residence is the 2nd last property on the left just before the crossroads.

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