

# No. 70 Corish Park, Wexford.

This property is very conveniently located in an established residential area within walking distance of all facilities, shops, schools, churches, supermarkets etc and is within 10 minutes walk to the town centre. All major routes, N11, N25 etc are also within easy access. The property itself has been renovated & refurbished recently to a very high standard, is fully insulated with oil fired central heating & double glazed windows. Presented in what can only be described as excellent condition, the property features 3 bedrooms and well laid out bright & compact yet versatile living accommodation.

The Interior is very tastefully decorated with a fresh modern vibe throughout. The property enjoys spacious gardens to rear with side access, sunny aspect and block built utility shed.

Ideal for those Seeking to Acquire a Conveniently located Home in an established area.

## **Property Features.**

Sought after residential location.

3 bedrooms.

Spacious rear garden with utility shed.

Excellent condition.

Fully insulated.

Close to town centre.

## **Accommodation Comprises:**

Entrance Hallway 4m x 2.4m Tiled floors.

Living Room/Diner 5m x 5.1m Semi solid timber floor, open fireplace, tv point.

Kitchen 3.6m x 2.2m Fully fitted eye & waist level kitchen units, semi solid timber floor, part tiled walls, double doors to spacious back garden.

Bathroom 2.3m x 1.6m WC, WHB, Triton shower, bath, tiled floors, part tiled walls.

Upstairs

Landing

Bedroom No. 1 3.1m x 2.1m Laminated timber floor.

Bedroom No. 2 4.2m x 2.7m Laminated timber floor.

Bedroom No. 3 3.9m x 2.9m Laminated timber floor.

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

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

**BER:** F Ber No: 110594710 438.54kWh/m<sup>2</sup>/yr

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

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

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# No. 2 St. Brigid's Terrace, Blackwater, Co. Wexford.

Very attractive semi detached bungalow residence with spacious gardens and good parking. It has a lovely location in Blackwater village and walking distance from all facilities such as shop, school, church, restaurants etc. This is one of the most picturesque and sought after areas on the South East coastline and offer tremendous choice of beautiful sandy beaches such as Ballyconnigar, Ballinesker & Curracloe etc.

It is presented in good condition with very well laid out accommodation and offers very good potential. Less than 2 hours from Dublin City and airport, 25 minutes approx. to Wexford town and very close to Gorey & Kilmuckridge.

## **VIEWING HIGHLY RECOMMENDED.**

### **Property Features**

Superb location.

Great Potential.

Good accommodation.

Very popular & sought after area.

### **Accommodation Comprises:**

Entrance Porch/Hallway

Sitting Room 14'9" x 9' Feature fireplace, TV point, hot press. d

Kitchen/Diner 9'4" x 10'6" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor,

Back porch Tiled.

Shower Room 5'9" x 6'6" Shower, WC, WHB.

Bedroom No. 1 8' x 11'5"

Bedroom No. 2 8' x 11'5"

Bedroom No. 3 4.3m x 3.5m

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

**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.

**Directions:** From Wexford town proceed across the bridge, take a right turn signposted for Curracloe. Go through Curracloe village heading for Blackwater. On entering Blackwater village as you drive down the hill take the 1st turn to right, and this residence is a short distance on your left.

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# Cornwall, Killurin, Co. Wexford.

Very attractive dormer bungalow residence on spacious c. 0.75 acre site at Killurin village and only minutes from Heritage Park.

Easily accessible to Wexford town, Enniscorthy & New Ross etc. Short driving distance from the N25 and N11. Dublin City and airport is less than 2 hours and Wexford town centre is only 20 minutes approx.

Local shops, schools, post office etc are all within immediate access. Accommodation is very well laid out, bright and spacious with beautiful mature gardens, short driveway, patio, and ample parking.

This is a Beautiful countryside property within very close walking distance of all the village has to offer and would prove to be an excellent opportunity to acquire a beautiful family home.

## **MUST BE VIEWED.**

### **Property Features**

Great location

Beautiful spacious mature gardens.

Short walking distance to River Slaney

Adjacent to shop.

Excellent frontage.

Easily accessible.

Accommodation is bright, spacious & well laid out.

Very pleasant countryside setting

Patio / bbq area

### **Accommodation Comprises:**

Entrance Hallway 18' x 6'5"

Kitchen/Diner/Lounge 24'3" x 10'9" Feature fireplace, sliding doors to side,

Contemporary fully fitted kitchen, part tiled walls, stainless steel sink unit.

Sitting Room 13'7" x 12'9" Stove with brick surround, tv point.

Bedroom No. 1 12'8" x 9'9" Laminated timber floors.

Bathroom 8'5" x 5'9" WC, WHB, Bath, fully tiled.

Hotpress

Upstairs

Bedroom No. 2 10'7" x 16'5" Semi solid timber floors.

Bedroom No. 3 16'2" x 16'8" Built in wardrobe, en-suite.

En-Suite 5'11" x 5'8" WC, WHB, triton shower, fully tiled.

**Outside:** Spacious gardens to front, side & rear.

**Services:** All services

**BER:** C3 Ber No: 109886903 219.05kWh/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 N11 taking a left turn signposted for the Heritage Park, continue on this road drive under the railway bridge and take an immediate right turn, continue on this road and pass Martys B's and the petrol station and take the 1st laneway to the right signposted for Killurin Lodge B&B, and this is the 1st residence on the left.

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## **Shop To Lease Duncormick Village, Co. Wexford.**

### **Superb Opportunity.**

- An excellent opportunity to acquire a business with superb potential.
- Extending to approx. 100 sq.m retail space with a further approx. 15 sq.m rear store (suitable for other uses)
- Good footfall and prospective catchment area
- Excellent parking on site
- Petrol & Diesel tanks and pumps on site.
- Outstanding storage facilities enhanced by easily accessible delivery options
- Duncormick has undergone new infrastructure in recent years and as a result this is a very attractive area in South Wexford.

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

**Rent:** On application.

**Lease Term:** 4 Years 9 Months

**Services:** All services.

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

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

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## **Gibberwell, Duncormick, Co. Wexford.**

Very attractive bungalow residence on c. .75 acre in a lovely location, very close to the South East

coastline and many beaches which include Cullenstown, Ballyteigue, Kilmore Quay etc.  
Short driving distance from local villages such as Duncormick, Bridgetown, Rathangan, Kilmore Quay etc which offer local shops, schools (3rd level), churches etc.  
Many local attractions nearby such as popular restaurants, golf, angling & trips to Saltee Islands etc.

Very accessible to ferries at Rosslare Europort, Wexford town is 20 minutes approx. and less than 2 hours from South Dublin.

This is a very popular & sought after area with so much to offer, and is in high demand. Accommodation is very well laid out, bright, spacious, nicely decorated with gardens to front & rear with spacious parking.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features**

Very accessible/good road frontage.

Superb location.

Very good accommodation.

Everyday facilities at it's doorstep.

Beautiful views.

### **Accommodation Comprises:**

Entrance Hallway 6.8m x 3.5m Solid oak floor, bright & spacious.

Living Room 5.8m x 4.7m Feature stove with brick surround and solid pine mantle, solid pine floor, beamed ceiling.

Kitchen/diner 9.3m x 3.7m Fully fitted eye & waist level kitchen units, part tiled walls, solid oak floor, breakfast counter, beamed ceiling.

Living Room/Conservatory 4m x 4.1m Stove, garden access to patio.

Utility Room 3.8m x 2m Eye & waist level units.

Inner Hallway 5.5m x 1.5m Solid oak floor.

Bedroom No. 1 (Master) 5.6m x 4.6m 2 x Walk in wardrobe, en-suite.

En-Suite 2.1m x 1.8m WC, WHB, shower, fully tiled.

Bedroom No. 2 4.1m x 3.2m

Bedroom No. 3 4.1m x 3.4m

Bathroom 3.1 x 2.5m Bath, shower, WC, WHB, tiled floor, part tiled walls.

Attic Storage 1 3.8m x 3.9m

Attic Storage 2 10.7m x 8m

**Outside:** Spacious gardens to front & rear, patio area, 2 x garden shed, parking.

**Services:** Mains water, private sewage (pure flo), oil fired central heating.

**BER:** Awaiting certificate.

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

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

**Directions:** From Wexford drive out the main Duncannon Line, take a turn left for Kilmore Quay opposite Geelan's shop, continue on this road as far as Baldwinstown, take a right in Baldwinstown for Duncormick, on entering Duncormick opposite the tractor garage, take a left turn signposted for

Kilmore, continue on this road taking the 1st road to the left and this residence is the 3rd on the left.

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## **No. 17 Hazelwood, Blackwater, Co. Wexford.**

Superb 3 bed semi detached residence located in the heart of Blackwater village, within a short stroll of everything the village has to offer shops, schools, restaurants, Hotel, pubs etc.

The property is spoilt for choice with some of the finest beaches in the South East at its doorstep Blackwater, Kilmuckridge, Curraclloe etc.

Wexford town centre is approx. 20 minutes driving distance and the main Gorey to Dublin road is very easily accessed.

The property itself enjoys an excellent position in the development with very spacious, secluded & private gardens to rear with west facing aspect. It is presented to the market in superb condition featuring spacious accommodation well laid out & bright throughout. The Sale of this Property Offers a Premium Opportunity to Acquire a Wonderful Permanent / Holiday Home in one of the most sought after coastal locations in the South East and represents value for money.

### **Property Features**

Premium coastal location

3 Bedrooms

One En suite

Spacious living room with doors to garden

Oil fired central heating

Excellent condition

Front driveway

Walking distance to village

### **Accommodation Comprises:**

Entrance/ Hallway 10'7" x 6'9" Tiled floors.

Living Room 17'8" x 16'4" Feature fireplace, timber floors, TV point, doors to garden.

Kitchen/Diner 16'6" x 13'5" Fully fitted eye & waist level kitchen units, part tiled walls, tiled floors, plumbed for appliances.

Guest WC - WC, WHB, Tiled floors.

Upstairs

Landing Feature window, Hotpress.

Bedroom No. 1 12'8" x 16' Timber floors, En-suite

En-Suite 6'10" x 4'11" Triton Shower, WC, WHB, tiled floors.

Bedroom No. 2 13'8" x 19'7" Timber floors.

Bedroom No. 3 11'7" x 9'8" Timber floors.

Bath Room 6' x 8'10" WC, WHB, Bath, tiled floors, part tiled walls.

**Outside:** Gardens to front and rear, side entrance, parking.

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

**BER:** D1 Ber No: 110223575 254.59kWh/m2/yr

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

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

**Directions:** From Wexford proceed over the bridge, continue on this road taking a right turn signposted for Curracloe, continue straight, driving through Curracloe village heading towards Blackwater. On leaving Blackwater village heading for Kilmuckridge, Hazelwood is located on your left hand side.

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## "Hilltop", Poulmarle, Taghmon, Co. Wexford.

This property is presented to the market in what can only be described as pristine condition throughout, accommodation is bright, spacious and well laid out. It offers a high standard of workmanship and materials and is tastefully decorated. Gardens are beautifully landscaped, matured and extend to the front, rear and side of the residence with excellent parking etc. Walking distance from local shops, schools, supermarkets, churches, post office, bank, chemist, hairdressers etc. in the village and only 25 minutes approx. driving distance from Wexford town centre. New Ross is 20 minutes approx. and Waterford city & airport is 45 minutes approx. There are beautiful beaches close by at Cullenstown, Kilmore Quay, Bannow Bay etc.

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

Top class location.

Superbly laid out gardens which includes :

detached garage, 40 ft. Veg tunnel & potting shed.

Excellent condition throughout.

Many attractive features.

c. 2200 sq. ft

### **Accommodation Comprises:**

Entrance Porch 3m X 1.5m Double glazed.

Entrance Hallway 3.06m X 1.40m Tiled floor, bright & spacious.

Sitting Room 4.60m X 4.76m Feature marble fireplace.

Dining Room 4.75m X 2.98m Bright & spacious.

Sun Room 4.56m X 4.32m Double doors to garden.

Kitchen/Diner 5.92m X 3.37m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, unique textile flooring.

Utility Room 2.87m X 2.96m Fully fitted eye & waist level units, plumed for appliances.

Bedroom No. 1 2.98m X 3.15m En-Suite

En-Suite 0.88m X 3.33m WC, WHB, Shower.

Bathroom 3.10m X 2.40m WC, WHB, Bath, Corner Shower Unit, tiled floors, part tiled walls.

#### Upstairs

Landing 3.59m X 2.79m Bright & spacious.

Bedroom No. 2 4.75m X 5.58m En-Suite

En-Suite 1.80m X 1.80m WC, WHB, Shower, part tiled walls, tiled floor.

Bedroom No. 3 2.58m X 2.68m

Bedroom No. 4 5.58m X 4.75m Walk in wardrobe, En-Suite.

En-Suite 2.82m X 0.77m WC, WHB, Shower, Fully tiled

**Outside:** Mature landscaped gardens, 40ft. vegetable tunnel, gazebo, garage, spacious parking.

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

**BER:** C1 Ber No : 108026683 166.29kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford proceed out the main N25 Wexford-New Ross road, take a left turn at Larkins Cross, and take an immediate right off the mini roundabout signposted for Taghmon, continue on this road and on entering Taghmon village veer to the right and continue on this street, pass the church on your left, keep left at the V in the road and this residence is a short distance down this road on the right.

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## **No. 26 Seascape, Trinity Street, Wexford.**

No. 26 Seascape is an outstanding duplex penthouse 2 bed apartment that offers breathtaking panoramic views over

Wexford Harbour & Raven Forest. The apartment boasts stunning sea views from the bedrooms and from the living area and kitchen, it also enjoys a private patio area off the kitchen / diner.



The property is located in an established & sought after complex, practically adjacent to the Quays & Marina.

It is presented to the market in excellent condition & is tastefully decorated throughout with bright accommodation.

All facilities shops, schools, restaurants, supermarkets, churches etc. are within minutes access as are buses and trains.

The sale of this property would make a premium investment, holiday home, first time buy etc. and would suit a wide range of property buyers. This apartment truly has the WOW factor and **viewing is highly recommended!**

### **Property Features**

Premium town centre location.

Breathtaking sea views.

Very spacious.

Well laid out.

Easy Access.

Private Parking.

2 Bedrooms

Patio area

### **Accommodation Comprises:**

Entrance/ Hallway 9'10" x 8'8" Understairs storage.

Bedroom No. 1 13'2" x 9'6" With views.

Bedroom No. 2 9'5" x 13'42 With views.

Bathroom 7'4" x 5'9" WC, WHB, Bath, Triton Shower, tiled walls. Hotpress.

Upstairs

Kitchen/Diner 22' x 14'8" Fully fitted kitchen eye & waist level units, breakfast counter, panoramic views of Wexford Harbour. Door to balcony area, double glass doors to living room.

Living Room 22'8" x 19'4" Feature fireplace with gas fire, tv point, double sliding door with views.

**Services:** All services, private parking.

**BER:** C3 Ber No: 109130583 215.1 kWh/m<sup>2</sup>/yr

**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-i-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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