

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.

No. 21 Carrigeen Street, Wexford.

A most convenient town centre location which everything one could wish for including schools (primary & secondary),

supermarkets, health clinic, churches and a bustling Main Street with shops, night life & eateries are within a stones' throw away.

Perfect as a starter home or investment or indeed those looking to down-size, this property offers exceptional value for money in today's market.

With 2 reception rooms, 3 bedrooms and large kitchen/diner, the property is deceptively larger than first appears. This continues

when you step out your back door and become amazed with the large back garden, not usually found with townhouses, adding to the appeal of this property. With many features

including back boiler central heating, double glazed uPvc windows, the list goes on. This property won't be on the market long, so view now while you have the opportunity!

Property Features

Central location.

Adjacent to all amenities.

Spacious accommodation.

Large rear garden.

Accommodation Comprises:

Entrance Hallway 7.1m x 1m Tiled floor, stairs off

Living Room 2.1m x 4.1m Feature fireplace with fire-door (back boiler)

Sitting Room 4.8m x 2.3m Spacious room

Kitchen/Dining 3m (max) x 6.2m (max) Large bright room with units at eye & waist level, tiled floor & splashback, door to rear.

Bathroom 2.7m x 1.9m WC, WHB, bath with power shower over, tiled floor, hotpress off.

First Floor

Landing

Bedroom 1 3.4m x 3m Large double room with built in storage, feature fireplace, door leading to:

Bedroom 2 2.3m x 2.7m Spacious double room

Bedroom 3 2.3m x 2m

Outside: Large garden to rear.

Services: Mains water, mains sewage

BER: G

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

No. 42 Clonard Village, Clonard, Wexford.

No. 42 Clonard Village is a superb detached 4 bed residence presented to the market in what can only be described as pristine condition featuring very tasteful, modern & stylish décor throughout.

The property boasts many added extras throughout and a beautifully landscaped garden to rear with sunny aspect, patio &

bbq area with side access. Accommodation is bright, spacious and very well laid out creating a very warm & welcoming atmosphere throughout.

It is located in a popular & modern development on the outskirts of Wexford town centre, easily connected to all major

routes N11, N25, M50 etc. Rosslare Europort is 20 minutes approx. driving distance, Waterford City and airport 1 hour approx.

Dublin City & airport 2 hours approx. Whitemill Industrial Estate and Clonard Retail Park are within walking distance providing

numerous shops, supermarkets etc. It is also close to Wexford General Hospital. The Sale of this Property would make a Wonderful Family Home and would suit a wide range of Property Buyers Given its Super Accommodation & Convenient Location.

Property Features:

Presented to the market in superb condition.

High standard of workmanship and decoration throughout.

Private parking.

Short distance from shops, schools, churches, college's etc.

Sheer freshness from start to finish.

Viewing Highly Recommended.

Accommodation Comprises:

Entrance Hallway 17'10" x 9'11" Semi solid timber floors, under-stairs storage.

Living Room 18'3" x 12' Feature fireplace, double doors to garden.

Kitchen/Diner 12'7" x 13'1" Fully fitted eye & waist level kitchen units, stainless steel sink unit, recessed lighting.

Utility Room 8'4" x 5'6" Eye & waist level units, door to rear, storage room off with shelving (Possibly could be wc).

Lounge/Playroom 15'7" x 9'2" Semi solid timber floors.

Upstairs

Landing Hotpress.

Bedroom No. 1 13'3" x 12'10" Recessed lighting.

Bedroom No. 2 (Master) 18'3" x 13'1" Built in wardrobes, recessed lighting, en-suite.

En-Suite WC, WHB, Power shower, tiled floors, part tiled walls.

Bathroom 9'3" x 9'1" WC, WHB, tiled floors, part tiled walls, electric shower.

Bedroom No. 3 14'11" x 9'6"

Outside: Spacious back landscaped garden and patio, bbq area, side entrance.

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

BER: C2

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Moortown, Killinick, Co. Wexford.

Beautifully presented bungalow residence surrounded with mature shrubbery and **set on c. 2.1 acres** enjoying scenic

countryside views. Only minutes from Killinick village, Bridgetown Kilmore and Kilmore Quay etc.

Local shops, schools, churches in the immediate facility.

Excellent choice of beautiful beaches very close by such as Ballyhealy, Kilmore Quay, Carne, St. Margarets, Ballytrent etc.

Great choice of restaurants and only minutes from the ferries at Rosslare Europort.

Wexford town centre is approx. 20 minutes and Dublin City and Airport is less than 2 hours.

This is what can only be described as a beautiful family home bright, spacious and very well finished with many added features , high standard of insulation and workmanship throughout.

VIEWING IS HIGHLY RECOMMENDED.

Property Features:

Superb location.

Beautiful accommodation.

Solid wood flooring practically throughout.

Attractive cornicing.

Bright warm and homely.

Very well laid out.

Excellent grounds and gardens.

Spacious parking.

Great Atmosphere.

Accommodation Comprises:

Entrance Reception area to Hallway 5'3" X 7'6" Natural timber floors, handcrafted egg-dart cornice, bright and spacious.

Sitting Room 19' x 14'4" Natural Solid oak floor, feature cast iron fire place with cast iron stove, French Laurel cornice & centre rose, double doors to kitchen.

Kitchen/Diner 14' X 21'9" Fully fitted eye & waist level hand crafted kitchen (solid ash), breakfast counter, tiled floor, part tiled walls, recessed and under counter lighting, attractive corning.

Sun Room 11'8" X 12' Solid timber floors, stove, door to fully private outside patio with feature tile design

Utility Room 9'2" X 6'6" Fully fitted eye & waist level units, tiled floor, plumbed for appliances, door to patio & large decking area.

Guest WC 9'2 X 3' WC, WHB, tiled.

Spacious Hallway Natural timber floors, cloak room - fully fitted.

Office/ Bedroom No. 1 10'2" X 8'7" Plaster molded cornice.

Bedroom No. 2 14'3" X 14'3"

Bedroom No. 3 11' X 12'6" Built in wardrobe.

Bedroom No. 4 11' X 12' Built in wardrobe.

Bedroom No. 5 11' X 13' Built in wardrobe.

Master Bedroom 11'6" X 14' Built in wardrobe, swag & drop cornice & centre rose ,En Suite, laminate wood floor.

En-Suite WC, WHB, Shower, fully tiled with feature Egyptian tiles, heated towel/hand rail, plaster cornice.

Bathroom 12'9" X 8'3" WC, WHB, Roll top original cast iron bath, power shower, fully tiled.

Hot Press Ample storage, fully lagged extra large water tank.

Garage 11'2" X 12'6 Fully fitted/high spec

Office 12'6" X 12'7" Solid timber flooring ,highly insulated.

Patio 13'10" X 13'10"

Outside: Patio, parking, office/garage, large fenced dog run & house, vegetable patches,mature trees with south, west & north facing spacious gardens and mature shrubs.

Services: Private water, septic tank, oil fired central heating.

BER: C3 Ber No: 109174953 213.11 kWh/m2/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford town drive out the Rosslare road, take the turn off signposted for Kilmore, continue on this road until you enter Ballycogley and take a left turn at The Half Way House Bar, drive for a short distance and after the 1st bend take the 1st lane to the right and the property is the 1st on the left.

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 Tagooat 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

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 .

"Errigal", Whiterock Hill, Wexford.

"Errigal" is the most beautiful detached bungalow residence situated on a mature & landscaped site featuring front driveway, gardens to front & rear with patio area enjoying great privacy in one of the most sought after and premium residential locations in Wexford. Rarely does a property in this location come on the market!

Accommodation is nicely laid out, bright and spacious with a downstairs bedroom and bathroom. It is presented to the market in superb condition featuring tasteful decor throughout creating a warm and homely atmosphere.

The property enjoys a private site and is within walking distance of the town centre. All facilities are within immediate reach shops, schools, churches, supermarkets etc. The N11 & N25 are very easily connected.

The sale of this property offers a rare opportunity to acquire a wonderful family / permanent / retirement home in a highly convenient and sought after residential location.

Property Features

Premium Location.

4 Bedrooms.

Spacious front driveway.

Beautiful mature & landscaped gardens.

Stylish kitchen.

Tasteful modern decor.

Walking distance to town centre.

VIEWING HIGHLY RECOMMENDED.

Accommodation Comprises:

Porch 1.86m x 2.27m

Entrance/ Hallway 2.54m x 5.91m Semi solid timber floors.

Sitting Room 4.54m x 4.51m Feature fireplace, tv point, semi solid timber floors.

Kitchen/Diner /Lounge(4 3.01m x 4.90m Fully fitted kitchen eye & waist level units with walnut worktop, part tiled walls, part timber floors, stove, tv point,lounge, door to utility.

Utility Room 1.31m x 1.83m Tiled floors, door to rear garden.

Shower Room 3.02m x 3.24m Bath & shower, WC, WHB, fully tiled.

Stairs down to:

Bedroom No. 4 / Gamesroom 4.06m x 4.48m Built in wardrobe.

Hallway to:- Hotpress

Bedroom No. 1/Study 2.70m x 3.61m

Bedroom No. 2 3.03m x 4.20m Built in wardrobe.

Bedroom No. 3 3.78m x 4.22m Built in wardrobe, timber floors.

Bathroom 1.65mx 2.39m WC, WHB, Triton shower, fully tiled.

Outside: Mature, private landscaped gardens to front & rear.

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

BER: C3 Ber No: 107971384 212.82kWh/m2/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

No. 19 Thorndale, Rosslare Harbour, Co. Wexford.

Beautifully presented residence in what can only be described as immaculate condition throughout, very tastefully decorated offering bright & spacious accommodation.

Great location in the centre of Rosslare Harbour village adjacent to supermarket, church, post office, bank, restaurants pharmacy and Rosslare Europort.

Only minutes driving distance from Rosslare Strand and many beaches including St. Helens, Ballytrent, Carnesore. Hotels and golf courses at it's doorstep. The beautiful beach at Rosslare Harbour is within easy walking distance. Wexford town centre is 25 minutes approx. and Dublin City and airport is less than 2 hours.

Spacious gardens, private parking and quiet cul de sac.

Property Features

Pristine condition throughout.

Many extra's.

Accommodation is very attractive and spacious.

Gardens to front & rear with private parking.

Daily trains/buses to Wexford & Dublin.

Accommodation Comprises:

Entrance Porch

Entrance/ Hallway 11'10" x 17'7" Bright and spacious.

Living Room 16'8"x 12'9" Feature fireplace, bay window.

Kitchen/Diner 21'4" x 12'1" Fully fitted kitchen eye & waist level units, part tiled walls, sliding door to sunroom, hotpress.

Sun Room 11'10" x 16' Double doors to garden.

Bedroom No. 1 11'5" x 16' En-Suite, built in wardrobe.

En-Suite 5' x 7'6" WC, WHB, Power Shower, part tiled walls, tiled floor.

Upstairs

Landing Bright & spacious

Bedroom No. 2 15'3" x 13'8" Built in wardrobe, eve storage.

Bedroom No. 3 12'11" x 13'10" Eve storage, built in wardrobe.

Bath Room 7'5"x 7'8" WC, WHB, Bath, electric shower, tiled floors, part tiled walls.

Outside: Garden to rear, decking, side entrance, parking.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford drive out the Rosslare road (N25) drive through Kilrane village, take a right turn immediately after after Mc Guires hardware on your right, and Thorndale is the 2nd entrance on the left.

No. 5 Hillcrest, Mulgannon, Wexford.

Keane Auctioneers are delighted to present to the market this absolutely beautiful detached residence located in one of Wexford's most sought after addresses.

No. 5 Hillcrest is a wonderful family home comprising of 5/6 bedrooms, superb kitchen/diner /lounge and features the most stunning mature & private gardens.

The property oozes elegance and is in excellent condition throughout with many charming features such as decorative stain glass windows, stove, spacious landing area with each room beautifully decorated creating a warm welcoming homely atmosphere throughout. This property is located in the popular residential area of Mulgannon in a quiet private cul de sac yet minutes walking distance to Wexford Golf Club, supermarkets, schools, Quays and the town centre. The main N11, N25 etc. are very easily accessed. The sale of this property offers a **ONCE OFF** opportunity to acquire a superb residence in a beautiful private setting yet minutes to the town centre.

VIEWING HIGHLY RECOMMENDED.

PROPERTY FEATURES

Mature Landscaped Gardens.

Excellent accommodation.

Wonderful features.

Spacious Parking.

Premium residential location

High standard of workmanship, highly insulated etc.

Accommodation Comprises:

Entrance Porch 13'3" X 20' A.V Feature stained glass, tiled entrance.
Sitting Room 14'4" X 14'9" Feature fireplace, stove, Bay Window.
Kitchen/Diner/Lounge 33'9" X 20'3" Part tiled floors, Solid fuel stove with beautiful fireplace surround. Fully fitted Country Style kitchen with breakfast bar/centre island.
Utility 9'3" X 13'9" Built in units, fully plumbed for appliances, stainless steel sink unit, door to rear.
Bedroom No. 1 / Office 13'9" X 10'2" Built in storage.
Bedroom No. 2 (Master) 13'3" X 14' Walk in wardrobe, En-Suite.
En-Suite 4'9" X 8'7" WC, WHB, Tiled floors, tiled walls, Triton Shower.
Inner Hallway Closet.
Shower Room WC, WHB, Tiled floors, part tiled walls, Triton & Drench Shower.

Upstairs

Landing 18'1" X 18' Bright and spacious Feature stained glass window
(currently being used as office/study/reading room)
Bedroom No. 3 13'6" X 19'1" Natural Timber floors.
Bedroom No. 4 10'9" X 13'3" Natural Timber floors.
Bedroom No. 5 13'7" X 15'3" Natural Timber floors.
Bedroom No. 6 18'1" X 11'9" Timber floors.
Main Bathroom 8'7" X 13'8" Natural Timber floors, WC, WHB, Bath, Shower, Bidet, Partly tiled.
Walk in Hotpress
Attic Stira Stairs, Extensive Shelved Storage.

Outside: Mature & landscaped gardens, garden shed, spacious driveway, parking.

Services: Mains water & sewage, Solar Panels, Condensing Boiler, Oil fired central heating, High efficiency energy system.

BER: B2

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: Proceed straight up the hill in Mulgannon heading for Wexford Golf Club, after passing the Golf club, Hillcrest is the next development to the left.
