

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 Capel Building, Mary's Abbey, Dublin 7.

APPLY: Sole Agent Keane Auctioneers 053 9123072.

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.

No. 24 Cluain Dara, Clonard, Wexford.

Superb 3 bed semi detached residence presented to the market in what can only be described as pristine condition

with tasteful & modern decor throughout. The property enjoys an excellent position in this highly sought after residential development with easy access to

the main entrance and private & secluded back garden with west facing aspect.

Accommodation is bright, well laid out with many added extra's such as feature fireplace with stove, timber floors, spacious kitchen / diner & 3 double bedrooms.

Located within minutes to the town centre & all facilities are adjacent shops, schools, churches etc and the main N11 & N25 routes are within immediate access.

The Sale of this Property offers an Excellent Opportunity to Acquire a Beautiful Home in a quiet, pleasant yet very convenient location and would ideally suit a wide range of property buyers ie. First time, investors, families etc.

Viewing Highly Recommended

Property Features

Highly sought after Location

3 Bedrooms

One En suite

Secluded back garden with sunny aspect

Adjacent to all facilities

Minutes to town centre.

Accommodation Comprises:

Entrance/ Hallway 20'4" X 6'1" Semis solid timber floor.

Living Room 15'5" x 10'11" Feature fireplace with stove, double doors to kitchen.

Kitchen/Diner 17'4" x 12'11" Fully fitted kitchen with eye & waist level units, part tiled walls, tiled floors, plumbed for appliances, sliding patio door to garden.

Guest WC WC, WHB.

Upstairs

Landing Hotpress.

Bedroom No. 1 9'11" X 7'10"

Bedroom No. 2(Master) 9'2" x 12'7" Built in wardrobe, En-suite

En-Suite 8'6" x 3'10" WC, WHB, Part tiled walls.

Bedroom No. 3 10'11" x 10'3"

Bath Room 5'9" x 6'9" WC, WHB, Bath, part tiled walls.

Outside: Enclosed garden with decking to rear, side entrance, parking.

Services: Mains water, mains sewage, electric heating.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Ballinamona, Kilmuckridge, Co. Wexford.

Beautifully positioned bungalow residence on nicely matured site, presented in excellent condition ideally suited for holiday/retirement or everyday family living.

Practically adjacent to a beautiful beach at Ballinamona and very close to Ballinesker beach (famous for film Saving Private Ryan).

Local shops, schools, churches, restaurants are close by at Blackwater, Curracloe and Kilmuckridge villages and Wexford town is 25 minutes driving distance approx.

Ferries at Rosslare Europort are 35 minutes approx. and Dublin City & airport is less than 2 hours drive.

Accommodation is well laid out, spacious gardens, good parking and lots of nice features, patio etc.

Viewing is highly recommended.

Property Features.

Lovely setting.

Very Relaxing.

Superb location.

Accommodation well laid out.

Great gardens & setting.

Accommodation Comprises:

Entrance Hallway 16'9" x 4'9"

Sitting Room 13'11" x 13'9" Built in units, feature fireplace.

Kitchen/Diner 12'2" x 10'3" Fully fitted eye & waist level kitchen units, tiled floors, part tiled walls, white goods.

Bedroom No. 1 10'3" x 9'11"

Bedroom No. 2 10'4" x 9'11" Built in wardrobe.

Bedroom No. 3 9'11" x 9'5" Built in wardrobe.

Bedroom No. 4 10' x 10'

Shower Room 7'3" x 7'2" WC, WHB, tiled.

Outside: Gardens to front, rear & side, patio, parking.

Services: Mains water, private sewage, electric 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, take a right turn signposted for Curracloe, drive through Curracloe village to Blackwater. Take the Kilmuckridge road out of Blackwater village and pass the turn off for Knocknasilloge, pass Ballyvaldon Park and take the turn for the right signposted for Ballinamona and this residence is a short distance on your left.

No. 9 The Fairways, Mulgannon, Wexford.

This conveniently located 3 bed-semi home comes to the market in a highly sought after residential area close to the centre of town. Just minutes walk from all the amenities one could wish for including shopping, schools, churches, leisure facilities, Main Street to name but a few. Benefiting from well-proportioned rooms, off-street parking, private rear garden(which is not overlooked) and enjoying views of the town, this home has all the qualities one could need.

Ideal for first time buyer, investors, or indeed just those looking for an excellent home in an outstanding area.

The N11 & N25 are easily accessible from here making any possible commute as convenient as possible.

Viewing of this quality home is highly recommended.

Property Features

Excellent location.

Convenient to all amenities.

Minutes walk from the Main Street.

Private rear garden.

Well-proportioned rooms.

Off street parking.

Accommodation Comprises:

Entrance Hallway 14'1" x 6'10" Tiled floor.

Living Room 12'1" x 15'2" Bright airy room with feature open fireplace, laminate flooring.

Kitchen/Diner 15'11" x 11'10" Large spacious room with excellent array of fitted units at eye & waist level, patio door to rear garden.

Utility 9'1" x 4'1" Plumbed for washing machine., door to side.

WC 6'5 x 2'10 WC, WHB, part tiled walls.

Upstairs

Landing Bright & spacious.

Bathroom 5'8" x 6'4" WC,WHB, bath, wooden floor.

Bedroom 1 11'3" x 7'8" Bright room with wooden flooring & fitted double wardrobe.

Bedroom 2 11'3" x 7'8" Bright room with wooden flooring & fitted double wardrobe.

Master Bedroom 11'10" x 9'1" Airy room with two sets of fitted built in wardrobes, wooden flooring, lovely views.

En-Suite 8' x 3'1" WC, WHB & electric Mira power shower, wooden floors, part-tiled walls.

Outside: Gardens to rear, side entrance & parking.

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

BER: E1

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

"Muirin", Grange, Kilmore, Co. Wexford.

Fantastic location! This residence is presented in top class condition throughout, offering very attractive accommodation that is well planned and finished to a very high standard.

'Muirin' meaning born of the sea is practically adjacent to beautiful beaches at Kilmore Quay, Neamstown, Ballygrangans & Ballyhealy etc.

There are many restaurants in the area and Kilmore Quay is just down the road offering a very popular marina, daily trips to the Saltee Islands, angling, swimming, sailing etc.

A short driving distance to Wexford town, 20 mins approx. to ferries at Rosslare and Dublin City & airport is less than 2 hours.

Local shops, schools, churches, medical centre, pharmacy etc. are close by at Kilmore and Bridgetown (includes 3rd level).

Spacious 1/2 acre site, excellent gardens and good parking. Accommodation is very bright and spacious with excellent attention to detail that would suit everyday family living, retirement and holiday etc.

This is one of the most sought after areas on the South East coastline and the sale of this property presents an excellent opportunity to acquire a Top Class Investment.

Property Features

c. 1600 Sq Ft

South Facing, Superb Location.

High Standard of Workmanship & Quality Materials used throughout.

Bright & Spacious.

Close to all facilities.

Excellent gardens & parking.

Accommodation Comprises:

Entrance Porch 6'8"x 4'8" Tiled floor.

Reception/Hallway 13'10" x 12'7" AV Gallery Style Staircase, French oak timber floor, bright & spacious.

Lounge/Living Room 14'6" x 13'4" Stove with feature mantle, Double doors to kitchen.

Kitchen/Diner 25'12" x 15' Fully fitted kitchen eye & waist level units, part tiled walls, tiled floor, Arch to sun room.

Sun Room 10'7" x 10'7" Indian Sandstone Tiled floor, double door to gardens. Vaulted ceiling with feature Vaulted Velux window.

Utility 7'8" x 11'7" Fitted eye & waist level units, tiled floor, door to garden, fully plumed.

Bedroom No. 1 11'8" x 10'4" French oak timber floor, tv point.

Bathroom 11' x 7'3" WC, WHB, Shower, fully tiled, towel rail.

Upstairs

Landing Bright & spacious (includes hotpress).

Bedroom No. 2 14' x 16' Walk in wardrobe, Velux window incl. black out blinds, solid timber floors, En-suite.

En-Suite 7'6" x 7'3" WC, WHB, Shower, Fully tiled.

Bedroom No. 3 18'11" x 16' Walk in wardrobe, Velux window incl. blackout blinds, solid timber floors, En-Suite.

En-Suite 7'6" x 7'1" WC, WHB, Shower, Fully tiled.

Outside: Gardens to front and rear, spacious parking, utility shed.

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

BER: C1 Ber No: 109636175 156.16 kWh/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 for Kilmore/Kilmore Quay. Continue on this road driving through Kilmore village heading towards Kilmore Quay, after a short distance take a right turn (2nd road to right) signposted for Grange and this residence is the 5th house on the right hand side.

GPS Co-Ordinates: Latitude 52.190 Longitude -6.569

No. 70 Lus Mór, Whiterock Hill, Wexford.

Superb 3 bed semi detached home located in a highly sought after residential development on the outskirts of Wexford town. The property enjoys an excellent position in the development with side access, ample car parking and gardens to rear with sunny aspect.

Presented to the market in good condition tastefully decorated with many added extra's throughout this property would make a wonderful permanent home or solid investment and would ideally suit a wide range of property buyers.

Wexford town centre is within walking distance and there is a local bus stop nearby.
The N11 & N25 are also very easily accessed.

Property Features

Convenient location.
Lus Mór is a highly sought after residential area.
Spacious back garden.
3 Bedrooms one en-suite.
Car parking.
Oil fired central heating.

Accommodation Comprises:

Entrance Hallway 17'2" x 6'9" Tiled floors.
Living Room 14'1" x 13'3" Feature fireplace, semi solid timber floor.
Kitchen/Diner 15'4" x 12'3" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, double doors to spacious back garden.
Utility Room Tiled floors, plumbed for appliances.
Guest WC 5'4" x 4'9" Tiled floors, tiled walls.

Upstairs

Landing Hotpress

Bedroom No. 1 13'2" x 11'5" Timber floor, TV point, En-Suite.
En-Suite WC, WHB, Triton shower, fully tiled.
Bedroom No. 2 13'1" x 12' Timber floor.
Bedroom No. 3 10'1" X 7'11" Timber floor.
Bathroom 7'1" x 7'1" WC, WHB, Bath, shower, fully tiled.

Outside: Spacious back garden, parking.

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

BER: C3 Ber No: 110019239 215.35 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Edwardstown, Cleariestown, Co. Wexford.

Fabulous bungalow residence presented in meticulously well kept top class condition with captivating mature landscaped

gardens, patio area & tastefully designed rock-pool. Located in a superb area, short driving distance from Kilmore

Quay, Cullenstown, Carnesore, 30 mins approx. to the ferries at Rosslare Europort & less than 2 hours to Dublin City

& airport. Easy access to Waterford City via ferries at Ballyhack. Local shops, schools and churches close by.

Bright, spacious accommodation being very tastefully finished immediately giving a very warm homely atmosphere.

Good parking, easy access and only one word can describe this property and it's gardens "stunning".

VIEWING IS HIGHLY RECOMMENDED.

Property Features

Accommodation bright & spacious.

Lot's of extras.

Very tastefully finished & presented.

Nicely laid out.

Warm homely atmosphere.

Accommodation Comprises:

Entrance Hallway 20' x 6'2" Bright & spacious.

Lounge 17'4" x 15' Feature marble fireplace & stove, bay window, natural timber floors.

Inner hallway to hotpress

Kitchen/Diner 26' x 14' Fully fitted eye & waist level kitchen units, tiled floor, part tiled walls, all white goods, breakfast counter, double doors to:-

Conservatory 12'9" x 9'10" Tiled floor, garden access.

Utility Room 11'7" x 10'9" Fully fitted eye & waist level fitted units, tiled floor.

Guest WC WC, WHB, tiled.

Hallway to:

Main Bathroom 10'9"x 8'10" WC, WHB, shower, fully tiled.

Bedroom No. 1 14'7" x 11'11" Natural timber floors.

Bedroom No. 2 13'6" x 13' Natural timber floors.

En-Suite 8' x 4'11" WC, WHB, shower, fully tiled.

Bedroom No. 3 12' x 10'6" Natural timber floors, built in wardrobe.

Bedroom No. 4 10'6" x 11'8" Natural timber floors, built in wardrobe.

Outside: Garage (18' x 14'2"), mature landscaped gardens, patio, parking.

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

BER: D1 Ber No: 104859582 235.97 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Directions: From Wexford proceed out the Duncannon/Newline road, take a left turn at Geelans shop signposted for Kilmore Quay and this residence is approx. 1 mile on the left.

No. 41 Cluain Dara, Clonard, Wexford.

No. 41 Cluain Dara is an absolutely stunning 2 bedroom mid terraced residence presented to the market in pristine condition,

very tastefully decorated throughout with a beautiful fit out. The property enjoys an excellent position in this modern and popular development enjoying a lovely garden to rear not over looked with south facing aspect.

Accommodation is very bright, well laid out with many added extras such as modern kitchen, feature fireplace, timber floors, feature glass doors etc.

The property is in a very convenient location minutes to the town centre and bus stop nearby.

All facilities are adjacent shops, schools, churches etc and the main N11 & N25 routes are within immediate access.

The Sale of this Property offers a Superb Opportunity to Acquire a beautiful home ready to move in to in a sought after location and would make a wonderful starter home / premium investment.

Viewing Highly Recommended.

Property Features

Pristine condition.

Private rear garden with patio.

Beautiful interior.

2 Bedrooms.

Minutes to the town centre.

Excellent value for money.

Accommodation Comprises:

Entrance/ Hallway

Living Room 13'3" x 11'8" Semi solid timber floors, feature fireplace, TV point, feature glass doors to kitchen.

Kitchen/Diner 15'3" x 10'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors, sliding doors to south facing not overlooked back garden.

Guest WC WC, WHB, tiled floors, part tiled walls.

Upstairs

Bedroom No. 1 12'10"x 8'1" Laminated timber floors.

Bedroom No. 2 15'3" x 10'3" Laminated timber floors, TV point.

Bathroom 5'11" x 6'7" WC, WHB, bath, Triton shower, fully tiled.

Outside: Car parking, garden to rear.

Services: Electric heating, mains water, mains sewage.

BER: C3 Ber No: 109988386 219.6kWh/m2/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.
