

# No. 18 Cromwellsfort Drive, Mulgannon, Wexford.

This superb 4 bed semi detached residence is presented to the market in pristine condition and is very tastefully decorated throughout. The property enjoys an excellent position in this established and highly sought after development enjoying very spacious, mature & private gardens with south facing aspect, side access and spacious cobble-locked driveway.

Accommodation is very bright, nicely proportioned with many added extras such as feature fireplace, timber floors, modern decor etc. It enjoys an excellent layout with the option of 2 two living rooms and 4 bedrooms with one en-suite.

Located in an ideal quiet residential setting, yet is minutes walking distance to the town centre. All facilities are adjacent shops, schools, churches, Tesco 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 in Turn Key Condition in a very convenient location and would make a wonderful family home / premium investment opportunity.

## **Viewing Highly Recommended.**

### **Property Features**

Sought after residential location

4 Bedrooms

One En-suite

Option of 2 living rooms

Private back garden

Accommodation Comprises:

Entrance Porch 12'10 x 4'2 Tiled floors, recessed lighting.

Living Room 18'3 x 11'6 Feature fireplace, tv point, laminated timber floors, doors to separate dining room.

Dining Room 13'2 x 8'11 Sliding doors to garden.

Kitchen/Diner 20'2 x 10'1 Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, breakfast bar, door to garden.

Guest WC 7'4 x 2'10 Tiled floors, wc, whb.

Upstairs

Landing

Bedroom No. 1 9'8 x 7'11 Built in wardrobe.

Bedroom No. 2 12'3 x 13'4 Tv point, Ensuite - wc, whb, shower, tiled floors, part tiled walls.

Bedroom No. 3 11'7 x 10'11 Built in wardrobe.

Bedroom No. 4 8'2 x 11'5 Built in wardrobe.

Bathroom 5'5 x 5' WC, WHB, Bath, triton shower, part tiled walls.

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

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

**BER:** D2 Ber No: 110028289 270.73 kWh/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 Rose Terrace, Francis Street, Wexford.**

No. 2 Rose Terrace is one of the most elegant and stylish town houses to be offered on the market in Wexford in recent years.

From the moment you enter the solid front door with its original fanlight this unique residence oozes olde worlde charm and character with many wonderful features creating a most pleasant, luxurious and homely atmosphere throughout. Accommodation is bright and very nicely proportioned over 3 floors with fabulous interior complementing the characteristics of the property. The bright kitchen / living area to the rear of the house is one of the most relaxing spaces with its modern bespoke kitchen/ diner overlooking a well maintained tiled courtyard style garden. This open plan living area also features a fuel burning stove with original brick surround and traditional wainscoting. The property also boasts a separate sitting room to the front, three double bedrooms, one en-suite. This building retains many eye catching features such as tiling, coving, fireplaces, timber sash windows and timber flooring. Location is premium, being central and a short stroll to Main Street ,Quays, Churches, schools, shops, restaurants and with The National Opera House being minutes away. This 19th century listed period property offers a rare opportunity to acquire a unique town house in a highly sought after residential area of Wexford town and is one not to be missed.

**By Private Treaty .**

### **Property Features:**

Beautifully maintained family residence  
Spacious well proportioned rooms  
Prime central location  
Period terrace house with character and charm  
Courtyard garden area with rear access  
Residential permit parking  
Oil fired central heating.

### **Accommodation Comprises:**

Entrance Hallway 27'4 " x 3'6" Timber floors, understairs storage & hotpress.

Sitting Room 14'4" x 10'8" Original feature fireplace, timber floors.

Kitchen/Diner/Lounge 26' x 13'2" Bespoke eye & waist level kitchen units, solid oak wood counter

worktop, original stone brick wall, glass splash back, traditional tiled floors, integrated Neff appliances, double oven, warming drawer, original red brick chimney breast, stove, wainscoting, large velux roof window, feature glass door to private mature courtyard.

#### First floor

Bedroom No. 1 13'10" x 13'5" Original timber floors, large built in wardrobe.

Bathroom 12'3 x 9'9 WC, WHB, bath, enclosed glass power shower, wainscoting, timber floors.

#### 2nd floor

Bedroom No. 2 11'11" x 9'6" Built in wardrobe, WC, tiled splashback.

Bedroom No. 3 13'9" x 10'7" Original built in closet, en-suite.

En-Suite 8'10" x 3'6" Triton shower, WC, WHB.

Landing Feature antique staircase

Attic Conversion/Study/Possible 4th bedroom 11'2" x 11'8" Stunning views over river Slaney, storage space.

**Outside:** Private mature spacious courtyard to front & rear.

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

**BER:** BER Exempt

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

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

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## [No. 2 Bishopswater, Wexford.](#)

Excellent town residence situated in a highly sought after established town location a short stroll to the town centre, the

Quays, schools, supermarkets etc. The property is presented to the market in very good condition featuring spacious living room, kitchen/

diner and room off offering potential as separate lounge/bedroom/home office etc.

The property also enjoys a spacious mature south facing garden to rear not overlooked with patio, garage and off street parking.

The sale of this property offers a superb opportunity to acquire an ideally located town residence ready to move into with

mature garden and would appeal to a wide range of property buyers i.e..permanent/investment etc Bus stop adjacent and

easily connected to N11, N25 & by pass system etc.

**Viewing Highly Recommended.**

### **Property Features**

Superb Location

Easy Access.

Walking distance from all town centre facilities.

**Accommodation Comprises:**

Entrance Hallway 11'9" x 6'1" Tiled floor.

Living Room 22'2" x 10'11" Feature fireplace with stone surround

Kitchen/Diner 17'7"x 9' Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, door to rear

Study/Office (possibly suitable for 3rd bedroom) 23'4"x 7'10"

Bathroom 9'10" x 6'2" WC, WHB, part tiled walls, tiled floors.

Upstairs

Landing

Bedroom No. 1 14'3" x 9'8" Built in wardrobe, laminated grey timber floors.

Bedroom No. 2 9'8" x 12' Built in wardrobe, laminated grey timber floors.

Shower Room 6'11 x 6'1" WC, WHB, Triton shower, fully tiled

**Outside:** Garden to front and rear, garage.

**Services:** Mains water, mains sewage, oil & dual fired central heating & back boiler, off street parking.

**BER:** F Ber No: 109680736 404.72 kWh/m<sup>2</sup>/yr

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

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

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## **No. 5 Newlands, Newtown Road, Wexford.**

Beautifully presented detached residence in superb condition in one of Wexfords most sought after residential areas. Walking

distance from shops, schools, supermarkets etc. and easily connected to the N25.

Adjacent to Wexford General Hospital, County Council Buildings, Racecourse etc. Also short distance from the scenic Irish National Heritage Park & Ferrycarrig.

Dublin City and airport is less than 2 hours approx. and the ferries at Rosslare Europort are 20 minutes.

Just 10 minutes from town centre, buses, trains, 3rd level etc. Accommodation is well laid out, bright & spacious, very nicely decorated, gardens to front & rear with detached garage.

FANTASTIC OPPORTUNITY TO ACQUIRE WHAT WOULD PROVE TO BE A GREAT INVESTMENT/FAMILY HOME.

VIEWING IS HIGHLY RECOMMENDED.

## PROPERTY FEATURES

Superb Location.

Pristine Condition.

Gardens to front & rear with parking.

Detached garage.

Accommodation is very practical, suited to family living etc.

All white goods, furniture, carpets & curtains are included in sale.

Accommodation Comprises:

Entrance/ Hallway Bright & spacious, incl. understairs storage, tiled floor.

Sitting Room 26'3" X 14'5" Feature fireplace.

Kitchen/Diner 14'8" X 11' Fully fitted eye & waist level units with breakfast counter, (very well laid out), entrance to back garden.

Dining Room/Bedroom No. 1 10'9" X 15'6"

Bedroom No. 2 12'5" X 10'6"

Bathroom 8'2" X 6'6" WC, WHB, Partly tiled.

Upstairs

Bedroom No. 3 (Master) 16'1" X 14'9" Built in wardrobe, En-Suite.

En-Suite 6'11" X 10'6" WC, WHB, Bath

Bedroom No. 4 10'7" X 14'6" Built in wardrobe, Eve storage.

Hot Press

Garage 26'8" X 13'4" With up & over door.

Outside: Gardens to front & rear, parking, detached garage.

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

BER: D1 Ber No:109657379 252.73 kWh/m<sup>2</sup>/yr

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates: Latitude 52.341 Longitude -6.48808

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## [No. 29 Whiterock Drive, Whiterock Hill, Wexford.](#)

Absolutely stunning 3 bed semi detached home located in a popular and highly sought after new development on the outskirts of Wexford town centre. This property enjoys a

superb position in the development with private & spacious garden to rear with sunny aspect not overlooked.

The town centre is approx 20 mins walking distance and there is a bus stop at the entrance of the development.

All facilities are within immediate reach shops, schools, churches, Tesco etc. The N25, N11 are also very easily accessed.

The property itself is presented to the market in what can only be described as meticulous condition very tastefully decorated

throughout with many added extra's such as contemporary style kitchen, feature tiling, built in wardrobes etc.

Accommodation is very bright and well laid out extending to c. 1250 sqft featuring 3 double bedrooms, one en-suite etc. , built in recent years

and finished to the highest possible standards of workmanship.

The Sale of this Property offers a Wonderful Opportunity to Acquire a Home in "Turn Key " condition in a highly convenient location with beautiful garden.

### **Property Features**

Superb Location.

3 Double bedrooms.

Photo Voltic Solar Panels.

Very Tasteful decor.

Pristine Condition.

Spacious driveway.

Garden shed.

### **Accommodation Comprises:**

Entrance Hallway 17'4" x 6'8" Coving, carpeted floors.

Living Room 16'9" x 12'7" Feature fireplace with electric fire, coving.

Kitchen/Diner 13'6" x 14' Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, water softener & filter, double doors to patio.

Utility Room 8' x 5'4" Plumbed for washing machine, tiled floor, door to rear.

Guest WC 4'11" X 5' WC, WHB, Part tiled walls, tiled floor.

Upstairs

Landing Hotpress

Bedroom No. 1 10'6" x 8'9" Built in wardrobe.

Bedroom No. 2 (Master) 10'8" x 14'9" Built in sliderobe wardrobe, en-suite, tv point.

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

Bedroom No. 3 12'2" x 12'5" Built in wardrobe.

Bathroom 7'10" x 7'3" WC, WHB, Bath, fully tiled.

**Outside:** Patio & decking to rear (not overlooked), spacious parking, side gated entrance.

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

**BER:** B

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

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

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## **No. 33 Whiterock Drive, Whitebrook, Whiterock Hill, Wexford.**

This stunning and sophisticated 3 bed semi detached new A rated Home is nestled on a wonderful site in one of the most sought after residential area's of Wexford.

Whitebrook is a prestigious development offering the very best of modern day living with a classic contemporary design offering style, warmth & luxury.

These exceptional new homes are built and finished to the highest possible standards of workmanship by Claybury Developments and exceed every buyers expectations.

The development offers the most beautiful 3 bed homes, extending to 1193sqft with 3 double bedrooms, en suite, spacious living area's, all with high end finishing's, generous gardens, front driveways and much more. Location is premium, within easy access of all facilities shops, schools, Churches, supermarkets etc. The town centre is within walking distance, there is a local bus stop at the entrance of the development and all major routes ie. N11, N25 etc. are all very easily accessed. Numerous beaches are within 15 minutes driving distance. These outstanding homes ideally suit a wide range of buyers, ie. first time, permanent, holiday, retirement, investors, etc.

Accommodation Briefly Comprises: -

Entrance / hallway, kitchen / diner, utility, separate wc, living room, 3 bedrooms, bathroom, one en suite.

Special Features Include:-

- 3 Double bedrooms
- Double driveways
- Photo voltaic panels
- Oil fired central heating
- 10 year home bond guarantee
- A2 Energy Rated Homes
- Block built construction
- High end finishing's
- Stylish interior
- Triple glazed windows
- Premium location

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## No. 53 Lower John Street, Wexford.

Excellent positioned mid terraced town residence situated in a highly convenient central location practically adjacent to Wexford's main street & Wexford Opera House.

All facilities are at it's doorstep an abundance of shops, restaurants, bars, etc. all the town has to offer and the beautiful Wexford Harbour & marina which is just a short stroll. All major routes are easily connected N25, N11, M50 etc.

The property itself is in need of total renovation but offers excellent potential.

The Sale of This Property Offers a Prime Opportunity for Those Seeking to Acquire a Conveniently located town residence, ideal investment.

Excellent Opportunity.

### **Accommodation Comprises:**

Room 1

Room 2

Room 3

Spacious attic

**Outside:** Compact yard to rear.

**Services:** All Services

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

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

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## No. 8 Kildavin Woods, Murrintown, Co. Wexford.

Fabulous family residence presented in stunning condition in a very pleasant scenic countryside area only minutes from Wexford town.

Very well appointed, bright & spacious accommodation which suits everyday family living.

It is very tastefully decorated & has far too many extras throughout to mention. Easy access to the N25, short distance

from ferries at Rosslare Europort and within easy driving distance from many beautiful beaches at Rosslare, Carne, St. Margarets, Kilmore Quay etc.

It is also adjacent to the Forth Mountain heritage area which has many beautiful forest walks, Ferrycarrig, The Heritage Park and Johnstown Castle.

There are many local shops, schools & churches at nearby villages such as Murrintown & Piercestown.

This is definitely a one off property for which we highly recommend viewing !

### **Property Features**

Highly sought after & popular area.

Beautiful uninterrupted countryside views.

Immaculate condition.

Spacious gardens/patio area.

Excellent parking.

Lots of extras - too many to mention.

### **Accommodation Comprises:**

Entrance Hallway 7'6" x 16'7" Bright & spacious.

Sitting Room 16'1" x 15' Feature fireplace & stove, bay window.

Kitchen/Diner 21'3" x 14' Fully fitted eye & waist level kitchen units, all integrated white goods, tiled floors, part tiled walls.

Lounge 10'4" x 17'2" Stove, double doors to sun room, bay window.

Utility Room 9'9" x 6'1" Fully fitted & plumbed, part tiled walls, door to rear.

Separate WC 5'10" x 4'2" WC, WHB.

Sun Room 14'4" x 7'6" Double doors to patio.

Hallyway to:

Bedroom No. 1 18'11" x 13'2"

Bathroom 10'5" x 5'4" WC, WHB, bath, power shower, tiled.

Hot Press

Upstairs

Landing Storage.

Bedroom No. 2 19'10" x 7'7" Eve storage, dormer window.

Bedroom No. 3 25'10" x 15'11" En-Suite, eve storage, dormer window.

En-Suite 9'11" x 4'10" Shower, WC, WHB, tiled.

Bedroom No. 4 13'9" x 13'3" En-Suite, eve storage.

En-Suite 5'10" x 5'4" WC, WHB, shower, tiled.

**Outside:** Gardens to rear, patio area, spacious parking, garage (25' x 25').

**Services:** Mains water, private sewage, dual heating (solid fuel & oil).

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

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

**Directions:** From Wexford proceed out the Duncannon road (Newline Road) take a left turn at the Mountain Bar, continue for a short distance and Kildavin Woods is a short distance on your right.

**GPS Co-Ordinates:** Latitude 52.302 Longitude -6.52

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# No. 9 Cluain Aoibhinn, Rosslare Strand, Co. Wexford.

This beautifully presented detached residence is situated in a modern and highly sought after development in a premium location in Rosslare Strand within walking distance to all facilities & the beach.

The property enjoys a superb position in the development with spacious gardens to rear not overlooked, sunny aspect, ample car parking, cobble locked driveway, patio and bbq area.

Accommodation is very well laid out extending to 1765 sqft of bright living space flowing nicely throughout & very tastefully decorated with beautiful interior, high end finishing's sun room, many added extra's etc. Wexford town centre is 15 mins drive & local train & bus service are adjacent, Rosslare Harbour is 10 mins..

Rosslare is renowned for its international golf course, beautiful long sandy beaches, top quality Hotels & restaurants and is an idyllic location in the South East.

The Sale of This Property Presents an Excellent Opportunity to Acquire a Wonderful Permanent or Holiday Home in one of The Most Sought after Area's in Rosslare Strand.

## **Property Features**

Prestigious Location.

Spacious rear garden not overlooked.

Oil central Heating.

Cobble lock Driveway.

High end finishing.

4 Double Bedrooms.

2 Living rooms.

## **Accommodation Comprises:**

Entrance Hallway 16' x 7'3" Timber floors.

Living Room 16'8"x 14'6" Feature fireplace, bay window, double doors to kitchen, timber floors, TV point.

Kitchen/Diner 22'2" x 13'5" Fully fitted eye & waist level kitchen units, stainless steel sink unit, plumbed for washing machine, tiled floor, part tiled walls.

Sun Room 11'10" x 12' Double doors to garden.

Utility Room 10'3"x 13'1" Plumbed for appliances, fully fitted.

Guest WC 6'3" x 4'11" WC, WHB, tiled floor.

Lounge/Playroom 14'11" x 10'2"

Upstairs

Landing Hotpress

Bedroom No. 1 13'7" x 9'5" Timber floors.

Bedroom No. 2 10'11" x 12'1" Timber floors, built in wardrobe, En-Suite shower, WC, WHB, tiled floors, part tiled walls.

Bedroom No. 3 9' 9" x 12'4" Timber floors.

Bedroom No. 4 10'1" x 9'6" Timber floors, built in wardrobe.

Bathroom 8'7" x 6'6" Bath, Triton shower, WC, WHB, tiled walls & floors.

**Outside:** Garden to rear, patio, front driveway.

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

**BER:** C2 Ber No: 109890509 179.33kWh/m2/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road, take the 1st exit off the roundabout and continue on this road, on entering Rosslare take a left at the mini roundabout, drive around the bend and the entrance is immediately on your right.

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