

# "Kalina", Coolree, Newbay, Wexford.

**"AS FEATURED BY IRISH INDEPENDENT & DAILY MAIL".**

Absolutely Spectacular Detached Residence resting on a beautifully mature elevated c. 1.2 acre site of stunning grounds, approached via gated entrance, **enjoying panoramic river views**, spacious driveway, seclusion, privacy, decking area to rear and much more. This exceptional property is oozing with elegance from the moment you enter the front gates.

Comprising of c. 4,000 sq ft of well laid out living space, each room is bright, spacious with stunning features throughout such

as impressive hallway, homely kitchen / diner with lounge area, decking, sun room, double bedrooms, garage, option of a granny flat / home office, spacious parking area, etc.

It is presented to the market in superb condition and decor is stylish, yet classic complimenting the exterior and the beautiful grounds.

Newbay is one of the most premium residential area's in Wexford and the sale of this property represents a fantastic opportunity to acquire such an exclusive property.

The town centre is within minutes driving distance, shops, schools, churches, supermarkets, college, restaurants, etc. are all very easily accessed.

The N11, N25 and M50 are very easily connected. Dublin city and airport is less than 2 hours & the ferries at Rosslare Europort are only 20 minutes.

Only a few minutes pleasant walking distance from the renowned Newbay House Hotel, 5 mins driving to Wexford racecourse & GAA grounds.

Easy access to nearby Wexford's premier beaches.

3 mins driving to Wexford General Hospital

M11/N11 access and Dublin city and airport bus stops only few minutes drive & M11 motorway direct from Wexford to Dublin due to be completed very shortly reducing travel time significantly.

Bray little over one hour, Gorey 35 mins. Waterford airport with now daily flights to U.K. 50 mins approx.

Lidl, Aldi, Tesco Extra & retail parks are all less than 5 minutes drive as are schools including Barntown Primary & the all new 900 student Lorreto secondary school built this year,

Renowned 5 star Rathaspeck Manor Golf Course and Wexford Golf Club within minutes driving distance from property.

Properties such as this rarely come on the market in the renowned Newbay area and this is one not to be missed.

## **BY PRIVATE TREATY**

### **Accommodation Comprises:**

Entrance/Hallway 3.12m x 7.10m Tiled floors, feature glass.

Sitting Room 5.22m x 4.97m Feature marble fireplace with gas fire, large feature window, recessed

lighting, double doors to sun room.

Sun Room 4.30m x 4m Tiled floors, double doors to decking.

Living Room 5.85m x 5.81m Semi solid timber floors.

Kitchen/Diner 5.92m x 6.62m Solid fuel stove with feature brick surround, breakfast counter, eye & waist level units with marble work tops, Belfast sink, gas cooker, double doors to garden.

Hallway to Utility 2.82m x 1.18m

Utility Room 2.83m x 3.19m Plumbed for appliances, tiled floor, eye & waist level units, stainless steel sink unit, part tiled walls.

Shower Room 2.72m x 1.44m WC, WHB, Shower, fully tiled.

Playroom 2.74m x 2.93m with front door, possibly suited as granny flat, door to garage.

Main Hallway

Cloakroom 0.76m x 1.35m

Bedroom No. 1 4.97m x 3.22m Semi solid timber floors, built in wardrobe.

Bathroom 2.50m x 2.80m WC, WHB, tiled

Bedroom No. 2 5.15m x 4.02m

En-Suite Shower Room 2.64m x 3.68m WC, WHB, Triton shower, tiled walls.

Upstairs

Spacious Landing 5.10m x 3.32m With lounge area, hotpress.

Bedroom No. 3 3.86m x 4.30m Timber floors, stunning views over River Slaney, built in wardrobe, tv point.

Bedroom No. 4 (Master) 6.68m x 6.07m Built in wardrobe, with views over river and garden, tv point, spacious walk in wardrobe/nursery/bedroom, en-suite bathroom.

En-Suite Bathroom 3.32m x 3.29m En-suite bathroom, views over river, dressing room.  
WC, WHB, Jacuzzi bath, shower, fully tiled.

Bedroom No. 5 4.57m x 3.83m Walk in wardrobe.

Bathroom 2.37m x 2.35m WC, WHB, Jacuzzi bath, fully tiled.

Garage 4.12m x 3.95m AV

**Outside:** - Electric & intercom gated entrance, spacious driveway, garage, yard to rear, decking, boiler house, alarmed etc.

**Services:** - Oil fired central heating, sewage - septic tank, private water.

**Viewing:** - Strictly by appointment with selling agent only.

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

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# **Glenville Road, Coolcotts, Wexford.**

Beautifully presented bungalow residence in pristine condition and meticulously maintained. Spacious mature gardens to front and rear with excellent parking.

Located in one of the most sought after residential areas on the outskirts of Wexford town, only minutes from supermarkets, local shops, schools, churches, 3rd level etc.

Practically adjacent to the N25, Waterford City & airport is less than 1 hour, South Dublin and Airport is easily connected via the N11 and is less than 2 hours. The ferries at Rosslare Europort are less than 20 minutes, and Ferrycarrig and The Irish National Heritage Park are only 5 minutes driving distance.

Accommodation is bright, spacious, well laid out, tastefully decorated and has many attractive features throughout.

**ONE OFF - NOT TO BE MISSED.**

**OFFERS IN EXCESS OF €269,000.**

Beautifully presented .

Mature gardens.

Superb location.

Nicely laid out.

Premium opportunity to acquire top class home.

**VIEWING HIGHLY RECOMMENDED.**

**Accommodation Comprises:**

Entrance Hallway 12'9" X 6' Bright and spacious.

Lounge 16'2" X 15'3" Solid fuel stove, beamed mantelpiece with brick fireplace, attractive corner display area, wainscotting on walls, beamed ceiling.

Kitchen/Diner 21'8" X 12'2" Fully fitted eye and waist level kitchen units, centre island, stainless steel sink unit, stove, tiled floors, part tiled walls.

Utility 9'6" X 5'8 Tiled floor, built in presses, plumbed for appliances, door to rear.

Hallway Hotpress

Bedroom No.1 10'7" X 11'5" With built in wardrobes.

Bedroom No. 2 11'5" X 10'4" With built in wardrobes.

Bedroom No. 3 13'2" X 12'3" With built in wardrobes.

Bedroom No. 4 20' X 10'2" Feature bay window, en-suite

En-Suite 6'1" X 12'1" WC, WHB, Shower, fully tiled, heated towel rail.

Main Bathroom 6'1" X 12'1" WC, WHB, part tiled walls, tiled floors, bath, shower, heated towel rail

External office/study/utility room/storage

**Outside:** Gardens as described also large concrete parking area.

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

**BER:** C3 Ber No: 109326744 219.79 kWh/m<sup>2</sup>/yr

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

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

**GPS Co-Ordinates:** Latitude 52.334 Longitude -6.50815

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## **102 The Faythe, Wexford.**

Very nicely presented 2 storey residence in a much sought after residential area of Wexford town. Located just a short walk from the Quay and Main Street, with schools, shops, sports clubs and other amenities all at your door-step, location is ideal for anyone wanting & desiring convenience. The accommodation provides a bright, spacious, well designed lay out and offers tremendous further potential. It is a 2 storey kerbside residence with easy access and good frontage. This residence will make a very nice family home/ retirement/investment.

Entrance Hallway 7.2m x 9 m Tiled floor.

Sitting Room 3m x 3.6m Stone image fireplace.

Kitchen/Diner 6.5m x 2.7m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled floor.

Bathroom 2.7m x 2.2m WC, WHB, Shower attachment, tiled floor.

Upstairs

Bedroom No. 1 - 3.1m x 2.8m

Bedroom No. 2 - 3.4m x 3.4m

Bedroom No. 3 - 2.9m x 3.5m

Bedroom No. 4 - 2.9m x 1.9m Hot tank

Outside: Yard to rear (includes WC.)

Services: Mains water, mains sewage, ESB, solid fuel central heating.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053)9123072

Viewing: Strictly by appointment with the sole selling agent.

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# Hawthorn Hill, Whitebrook, Whiterock Hill, Wexford.

**FULLY BOOKED IN CURRENT PHASE - NEXT PHASE DUE FOR RELEASE SUMMER 2018 !!**

**Register your interest now!**

**AS FEATURED ON RTE ONE TV PROGRAMME "FIND ME A HOME" .**

This stunning and sophisticated development of 3 bed semi detached new A rated Homes are 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, seperate 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
- 2 Option fit out
- High end finishing's
- Stylish interior
- Triple glazed windows
- Premium location
- New Show house Now On View/ appointment only.

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## **C. 12 Acres at Ardavan Lane, Wexford.**

### ***C. 12 Acres at Ardavan Lane, Wexford.***

These land are very well positioned with amazing sea views, only minutes from Wexford town centre. Easily connected to the R741 and short driving distance from all shops, schools, churches etc. at Castlebridge & Curraclloe villages.

Short distance from Ardavan beach & Wild Fowl Reserve.

Very good road frontage & easy access.

These lands could possibly be suitable for multi purposes & would make an excellent investment.

**SUPERB LOCATION.**

**Services:** ESB, Mains water adjacent.

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

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

**GPS Co-Ordinates:** Latitude 52.361 Longitude -6.4455

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## **Commercial Unit at Donovans Wharf, Wexford.**

### **Huge Potential / Excellent Opportunity.**

Premium Location with excellent footfall & parking. Located just off Wexford's Main Street with easy access to the Quays & Main street.

Nearby businesses include many restaurants, offices, TK Maxx, Penney's, Dealz, etc.

This property has frontage onto Donavan's Wharf car park at the bottom of Keyser's lane.

Suitable for many types of retail users, excellent opportunity.

Comprises of ground floor shop unit with wc off. c. 69.67 sqm / 750sqft.

**Accommodation Briefly Comprises:** - Shop area 10m x 6.8m, WC , WHB off.

**BER:** C1 Ber No: 800096505 966.76kWh/m2/yr.

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

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

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# **"Sacre Coeur", Belvedere Road, Wexford.**

Premium Detached Residence in a superb location in one of the most sought after residential areas in Wexford town. This stunning property is well appointed on a fabulous **c. 0.44 acre** site of private, secluded mature gardens with shrubbery, spacious driveway and sunny aspect. Accommodation is bright, nicely laid out and is presented in good condition yet would require some modernisation. This beautiful home offers huge potential and would make a wonderful family home enjoying all the conveniences of town living with a private site to enjoy.

It is within easy walking distance of local shops, schools, churches, supermarkets, the town centre and is easily accessible to the N25, N11 etc. Short distance also from the Quays, 20 minutes from the ferries at Rosslare Europort and also close to Wexford General Hospital, Wexford racecourse, County Council building, Dept. of Environment and numerous beaches etc. Locations like this come on the market once in a lifetime and this is an opportunity not to be missed.

**For Sale By Private Treaty.**

## **MUST BE VIEWED.**

### **Property Features:**

Prestigious Location.

4 Bedrooms.

c. 0.44 acre site of mature private grounds.

Spacious driveway.

### **Accommodation Comprises:**

Entrance/ Hallway 3.4m x 1.9m

Living Room 3.7m x 3.9m Feature fireplae, laminated timber floors, TV point.

Kitchen/Diner 5.8m x 3.6m Fully fitted eye & waist level kitchen units, stainless steel sink unit, built in storage, part tiled floors and walls, door to rear garden.

Guest WC 1.9m x 1.4m WC, WHB, tiled floors, part tiled walls, plumbed for washer/dryer.

Bedroom No. 1 4.7m x 3.6m Laminated floors, TV point, En-Suite.

En-Suite 3.6m x 1.6m WC, WHB, Triton shower, fully tiled.

Upstairs

Bedroom No. 2 3.1m x 3.7m

Bedroom No. 3 3.6m x 3.1m

Shower Room WC, WHB, Triton shower, tiled floor, part tiled walls.

Bedroom No. 4 3.7m x 3.7m Built in wardrobe.

Bedroom No. 5 2.6m x 2.4m

WC - Off Timber floors.

**Outside:** Beautiful gardens to front and rear, spacious parking.

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

**BER:** G Ber No: 110880796 517.56 kWh/m<sup>2</sup>/yr

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

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

**GPS Co-Ordinates:** Latitude 52.339 Longitude -6.4735

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## **No. 20 Selskar Street, Wexford.**

An outstanding investment opportunity on Wexfords "Golden Mile". Idyllically located in Selskar, the property was newly constructed in recent years and is presented in outstanding condition. The ground floor extends to approx. 63.5 sq.m and is well laid out and very bright & spacious. The first floor extends to approx. 43.5 sq.m and offers excellent potential. There is also attic storage. The property enjoys superb street frontage with exceptional footfall. The property enjoys all the amenities a prospective investor would require including double glazing, cctv, air-con and fitted to a high standard. The property is currently let under a 21 year lease with 5 year rent reviews (tenant unaffected) with the current rent of €20,000 p.a. + outgoings.

A superb property offering a great return, in a most desirable location.

### **Features:**

Superb location on Wexfords "Golden Mile".

Excellent investment, very good return.

Tenant (unaffected) under 21 year lease with 5 year reviews.

Presented in immaculate condition.

### **VIEWING HIGHLY RECOMMENDED.**

### **Accommodation Comprises:**

Ground Floor 7m x 3.3m + 11.4m x 3.3m Bright spacious, well laid out accommodation with tiled floor.

First Floor 13.6m x 3.2m Spacious area with laminate flooring. WC & Canteen off.

Stairs to:

Attic Space Offering excellent storage.

**Services:** Mains water, mains sewage, CCTV, Air-Con.

**BER:** Awaiting certificate.

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

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



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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 overlooking 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 areas 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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