

"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

No. 55 Coill Aoibhinn, Newtown Road, Wexford.

No. 55 Coill Aoibhinn is located in one of the most premium and sought after developments in Wexford. It is situated in a superb corner position in this modern and exclusive scheme of beautiful detached homes, enjoying a quiet cul de sac with generous driveway, spacious garden to rear not overlooked and south west facing aspect. All facilities are within very easy reach, shops, supermarkets etc. The town centre is minutes driving distance, Wexford General Hospital and Racecourse are walking distance also. The main N11, N25 are also within immediate access. Accommodation is bright, spacious and very well laid out with many added extra's throughout such as marble fireplace, sun room, tiling, en-suite bedrooms etc. The Sale of this Property offers a once off opportunity to acquire a property of this kind and would make a wonderful family home.

Viewing is highly recommended!

Property Features

Prestigious Location.
Exclusive & highly sought after development.
Spacious private back garden not overlooked.
Patio area.
Beautiful kitchen / diner.
Sun room.
4 Bedrooms.
2 En suite.
Pristine condition.

Accommodation Comprises:

Entrance Hallway 3.3m x 3.8m Tiled floor, bright & spacious.
Living Room 4.4m x 5.4m Semi solid timber floor, feature marble fireplace with gas fire, centre rose & coving.
Kitchen/Diner 6.9m x 3.8m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, double doors to sunroom.
Sunroom 3.3m x 3.2m Double doors to patio & garden.
Utility Room 2.7m x 1.6m Fully fitted eye & waist level units, plumbed for appliances, recessed lighting, door to rear garden, access to attic via stairs.
Bedroom No. 1 4.5m x 4.9m Semi solid timber floor, built in wardrobes, En-Suite shower with WC, WHB, fully tiled.
Bedroom No. 2 2.9m x 4.6m Semi solid timber floor, built in wardrobes.
Bathroom 3m x 1.8m WC, WHB, Bath with shower, fully tiled.

Bedroom No. 3 5.1m x 3.3m Semi solid timber floor, built in wardrobe, TV point,
En-Suite, double doors to garden.
En-Suite (wheelchair accessible) 3.3m x 1.9m WC, WHB, Shower, fully tiled.
Bedroom No. 4 3.2m x 2.3m TV point.

Outside: Spacious garden to rear, not overlooked with west facing garden, ample parking, cobblelocked driveway.

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

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Newtown road, after passing the racecourse on the left proceed straight and Coill Aoibhinn is shortly on the right after the petrol station.

No. 20 Croke Avenue, Wexford.

No. 20 Croke Avenue is a charming mid terraced 3 bedroom property located in an established residential area within walking

distance to the town centre and the Quays.

The property boasts a highly convenient location yet is tucked away in a quiet cul de sac enjoying a private and secluded south

facing patio to rear.

Accommodation is bright and well laid out featuring 3 bedrooms, spacious living room and kitchen / diner presented in excellent condition with tasteful decor.

The main N25, N22 etc. are very easily accessed, and Wexford General Hospital and Racecourse are minutes away.

The sale of this property offers an excellent opportunity to acquire a well presented home in a highly convenient town location and is excellent value for money.

Property Features:

Superb Location.

Walking distance to town centre.

Car parking.

Oil fired central heating.

Spacious kitchen / diner.

Private patio to rear.

3 Bedroom.

Accommodation Comprises:

Entrance Hallway 9'9" x 9'6" Tiled floors, storage.

Living Room 20'5" x 12'11" Feature fireplace, laminated timber floors.

Kitchen/Diner 22' x 9'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.

Utility 10' x 7'8" Plumbed, tiled floors, door to rear patio.

Upstairs

Landing Hotpress, laminated timber floor.

Bedroom No. 1 14'9" x 9'2" Built in wardrobe.

Bedroom No. 2 9'3"x 7'8" Built in wardrobe.

Bedroom No. 3 14'9" x 7'10" Built in wardrobe & unit.

Bathroom 7'8" x 7'9" Bath, WC, WHB, Triton shower, tiled walls.

Outside: Patio to rear

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

BER: F Ber No: 102651957 417.87 kWh

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

"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.

Beautiful Period Residence at Waterloo Road, Wexford.

Location, location, location ...this is one of the most premium town properties to be offered on the market in recent times.

For Sale by Private Treaty this stunning home is presented to the market in what can only be described as excellent condition throughout maintaining all of its olde worlde charm and character.

It boasts feature fireplace, classic tiles, coving, original staircase which are just some of the beautiful features to name a few.

It enjoys a very spacious and pleasant courtyard offering great privacy & a sunny aspect with side

access and block built utility sheds.

Accommodation is spacious, bright and well laid out over two floors. This exceptional home offers everything

and more one would want for town living and is a one off opportunity to acquire a property of its kind.

The town centre is a short stroll with all facilities, Wexford Opera House, Hotels, restaurants and the Quays at its doorstep.

Viewing Highly Recommended.

Property Features

Premium town centre location.

Excellent kitchen / diner.

Spacious courtyard.

Oil fired central heating.

4 Bedrooms.

En suite.

Accommodation Comprises:

Entrance/Hallway 19'x 3'5" Timber floors, under-stairs storage - plumbed for appliances.

Sitting Room/Study 11'10" x 6'2" Feature fireplace with brick surround.

Living Room 18'7" x 8'11" Feature antique fireplace, built in units, timber floors.

Kitchen/Diner 24'2" x 13' Fully fitted eye & waist level kitchen units, stanley aga, part tiled walls, part timber/tiled floors, door to yard.

Upstairs

Landing Spacious hot-press. WC & WHB.

1st Floor Return

Bedroom No. 1 12'6" x 6'9" Timber floors, views.

Bedroom No. 2 13'1"x 9'7" Timber floors, views.

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

Bedroom No. 4 (Master) 15'6" x 14' Feature windows, en-suite.

En-Suite 8'1" x 5'4" WC, WHB, Shower, part tiled walls, tiled floors.

Outside: Utility Sheds, Spacious yard to rear.

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

BER: Exempt

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

No. 21 Coolcotts Court, Coolcotts, Wexford.

No. 21 Coolcotts Court is an absolutely superb detached 3 bed family home located in a highly sought after & well established residential area on the outskirts of Wexford town.

The property is within walking distance of the town centre. All local facilities, shops, schools, bus stops, etc are within immediate access. Wexford General Hospital and Wexford Racecourse are also very close by.

The main N11, N25 etc are also easily accessed. Accommodation is bright, spacious and well laid out and is presented in excellent condition throughout.

The property enjoys an excellent corner position in the development with a very spacious back garden not overlooked with sunny aspect and front driveway.

The Sale of this Property offers an Excellent Opportunity to Acquire a Premium Town Property and would ideally suit a vast range of property buyers ie. First time buyers, investors etc.

Property Features

3 Bedrooms.

One En suite.

Spacious kitchen / diner.

Off street parking.

Private rear garden not over looked.

Sought after location.

Accommodation Comprises:

Entrance Hallway 11'3" x 13'5" Tiled floors.

Living Room 15'9" x 14'5" Tv point.

Kitchen/Diner 21'10" x 10'11" Fully fitted eye & waist level kitchen units, feature brick surround, double doors to rear garden, tiled floors, part tiled walls.

Utility Room 7'2" x 6'5" Tiled floors, plumbed for appliances, back door to rear.

Separate WC, WHB, tiled floors.

Upstairs

Landing

Bedroom No. 1 9'9" x 8'10"

Bedroom No. 2 9'7" x 9'8"

Bedroom No. 3 12'5" x 12'1" Built in wardrobe, en-suite.

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

Bathroom 9'7" x 10'2" Bath, WC, WHB, tiled floors, part tiled walls.

Outside: Garden to rear (not over looked), parking.

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

BER: D2 Ber No: 1098844718 283.94kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

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.

[Forth Mountain, Wexford.](#)

This residence is a stunning five bedroom family home set in one of Wexford's most desirable locations - Forth Mountain. The location of this home is unrivalled with riding stables adjacent <http://www.kingsfordequestrian.ie> and also set in 2000 acre of trekking forestry. Beautifully presented residence in what can only be described as a wonderful countryside setting with stunning views of South Wexford it's coastline and the Saltee Island's.

Accommodation is very tastefully decorated, well laid out, lots of attractive features,many extras and is bright & spacious from start to finish. Nicely matured gardens, good parking, rear entrance, good frontage and easy access. Only minutes driving distance from the historically famous boutique Newbay House Hotel

<http://www.newbayhousehotel.com> and Wexford town centre which offers shops, schools, (3rd level), churches, restaurants etc. Easy access to the R733, 20 minutes from the ferries at Rosslare Europort and short distance from Piercestown and Barntown villages. Forth Mountain is now a protected location and no further planning permission will be considered, the following webpage will give you further details <http://wexfordwalkingtrail.ie/forth-mountain>

It is rare that a property of this calibre in this spectacular location comes to the market.This

residence creates a wonderful warm atmosphere throughout, is very family orientated and is definitely one not to miss.

Property Features

Beautiful Natural timber floors throughout.

Bright Open Plan Ground Floor.

Mature Gardens.

Wonderful Family Home.

This area of Forth Mountain is very popular for walking etc (lots of woodland.)

VIEWING IS HIGHLY RECOMMENDED.

Accommodation Comprises:

Entrance/ Hallway 25'7" X 8'5" Solid timber floors, bright & spacious.

Sitting Room(open plan) 16'4"x 13'9" Feature fireplace/stove, Bay window.

Kitchen/Diner (open plan) 18' x 15' AV Fully fitted kitchen eye & waist level units, part tiled walls and floors.

Dining Area - natural timber floors ,(stove).

Utility Room 7'6" x 5'8" Plumbed for appliances(rear entrance)

Bedroom No. 1 13'7" x 12'12" Walk in wardrobe.

Bedroom No. 2 10' x 9'

Bedroom No. 3 10'6" x 7'8"

Bath Room 12'5" x 7" WC, WHB, shower, tiled, walk in hotpress.

Upstairs

Bedroom No. 4 13'9" x 10'5" Walk in wardrobe, en-suite.

En-Suite WC, WHB, Shower.

Open plan landing

Bedroom No. 5 31' x 15' Walk in wardrobe, en-suite.

En-Suite WC, WHB, Shower.

Outside: Garden Shed(21'19" x 12'9"), Gardens, Parking.

Services: Mains water, private sewage, oil fired & stove central heating, parking.

BER: C2

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford drive out the Duncannon Line (R733) taking a right turn at the Mountain Bar, take the second road to the left and this property is the 2nd on the right.

"Seaview Cottage", Ardavan, Wexford.

A most conveniently located bungalow, just 2km from the Town centre, in the popular area of Ardavan.

Just minutes from schools, shops, and all amenities, yet offering its own private space, you really have the

best of both worlds here. Short driving distance from beautiful beaches at Curracloe, Ballinesker & Raven Forest and

easily access to the North Sloblands wildfowl reserve.

While the property is in need of refurbishment, it offers any prospective purchaser an excellent opportunity

to set up home in a much sought after address.

Accommodation Comprises:

Entrance 6' x 3'

Living Room 12'6 x 10'8 Open Fireplace

Kitchen 13'1 x 7'10 Tiled Floor, some fitted units. Door to outside

WC 7'10 x 4' WC & WHB

Bedroom 1 12'3 x 6'1

Bedroom 2 12'3 x 6'7

Shower Room 6'2 x 5'4 WC, WHB & Shower Unit, fully tiled floor to ceiling.

Services: Mains water, septic tank sewerage, ESB.

BER: G Ber No: 110246857 1160.07 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: Proceed out over Wexford Bridge. The property is 2 km out this road on the left hand side (just after the concrete lane-way).
