

FOR SALE



Keane Auctioneers



**“DARANORE LODGE”,
CLONARD GREAT, WEXFORD.**

5 BEDROOM / 5 BATHROOM

PRICE €725,000



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NEW LISTING

"DARANORE LODGE", CLONARD GREAT, WEXFORD.

PRICE €725000

A home of exceptional quality, style and presence, this remarkable property stands out as one of the finest residences to come to the Wexford market in recent years. From the moment you arrive, it is clear that this is a home of distinction - a property where every detail has been carefully considered and beautifully executed. Approached through an impressive brick walled, gated entrance, the home is framed by a cobblestone driveway and meticulously landscaped gardens. Mature trees, sculpted shrubbery and thoughtfully designed planting create a sense of privacy and tranquillity, while the sun drenched patio and decking area offer the perfect setting for outdoor dining, entertaining or simply unwinding in your own private oasis. Inside, the standard of finish is truly exceptional. High end tiling flows throughout the ground floor, complemented by elegant wall and ceiling coving and a top quality bespoke kitchen. The décor has been curated with care and taste, resulting in an interior that feels both luxurious and welcoming. Light fills every room, enhancing the generous proportions and creating an atmosphere of space and comfort that few homes achieve. The kitchen/dining area is a dream for any cooking enthusiast, offering premium fittings, ample workspace and a layout designed for both everyday living and hosting. The adjoining dining room provides an elegant setting for gatherings, while the large living room and separate lounge each offer their own inviting spaces for relaxation, family time or quiet evenings by the fire. Upstairs, the sense of space continues with five beautifully appointed double bedrooms. Two feature en suite bathrooms, while the master suite boasts a walk in wardrobe and a serene, private feel. A spacious family bathroom completes the first floor, ensuring comfort and convenience for all. Perfectly suited to family living or for buyers seeking a high end residence in one of Wexford's most desirable addresses, this home combines luxury, practicality and an unbeatable location. Schools, shops, retail parks and everyday amenities are just minutes away, while the nearby N25 ring road ensures excellent connectivity for commuting or travel. This is more than a house — it is a lifestyle property, offering elegance, comfort and craftsmanship in equal measure. A rare opportunity to acquire a truly outstanding home in a prime Wexford setting.

PROPERTY FEATURES

Gated cobblestone entrance.
Landscaped gardens with patio.
High-end tiling throughout.
Bespoke modern kitchen.
Five double bedrooms with
three en- suites.
c. 206m²

VIEWING HIGHLY RECOMMENDED

Accommodation Comprises:

Entrance Hallway	4.27m x 4.27m	Tiled floor.
Sitting Room	4.27m x 5.49m	Solid timber flooring, feature fireplace.
Family room	4.36m x 4.66m	Solid timber flooring., bay window.
Kitchen	3.76m x 5.03m	Eye and waist level units, tiled floor, part tiled walls, kitchen island, integrated appliances.
Dining Room	2.74m x 3.66m	Tiled floor, double doors to patio.
Utility	2.75m x 1.85m	Tiled floor, plumbed for appliances.
Guest WC	0.91m x 1.85m	WC, WHB.
Upstairs		
Landing	1.96m x 5.66m	Carpet flooring.
Bathroom	2.67m x 3.20m	Fully tiled walls and floor, free standing bath, walk in shower, WHB, WC.
Bedroom No. 1	2.67m x 3.35m	Laminate floor.
Bedroom No. 2	3.69m x 4.09m	Laminate floor.
En-Suite	3.69m x 2.40m	WC, WHB, Walk in shower fully tiled walls and floor.
Bedroom No. 3	4.34m x 2.99m	Laminate floor.
En-Suite	4.34m x 2.40m	Fully tiled walls and floor, Walk in shower, WHC, WC.
Bedroom No. 4	3.30m x 4.37m	Laminate floor.
Master Bedroom	5.06m x 4.29m	Carpet flooring, built in dressing unit and wardrobes.
Walk-in wardrobe	1.52m x 1.85m	Fitted wardrobes, tiled floor.
En-Suite	2.67m x 1.85m	WC, WHB, Walk in shower, fully tiled walls and floor.
Integral garage	5.0m x 3.4m	

Outside: Cobblestone driveway, spacious parking, mature gardens to front & rear, patio to rear, right of way over the adjoining lane leading to the end of the site, electric vehicle charging point.

Services: mains water, mains sewerage, oil fired central heating, alarm.

BER: B3 **Ber No:** 113617146 **Performance indicator:** 135.56 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

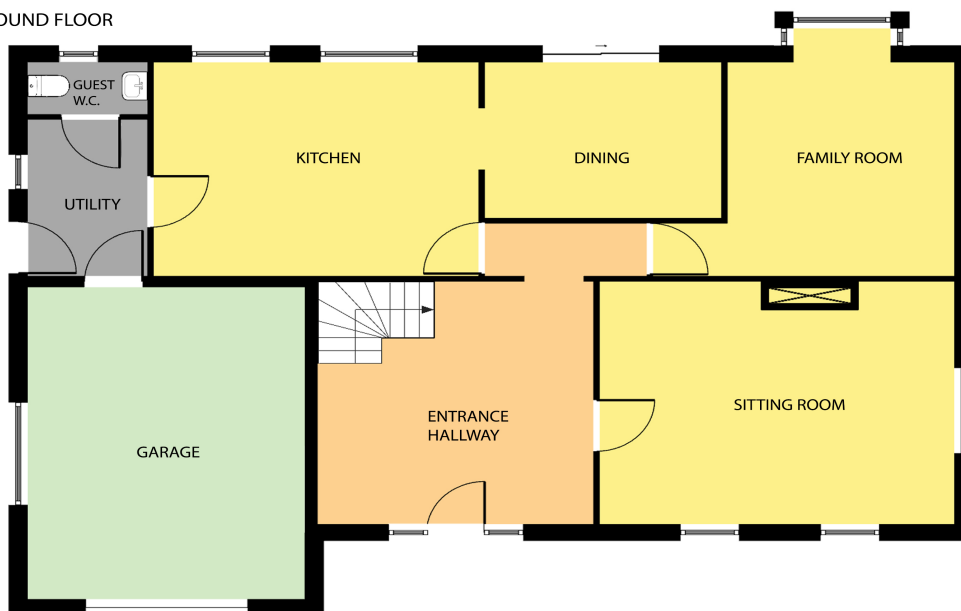
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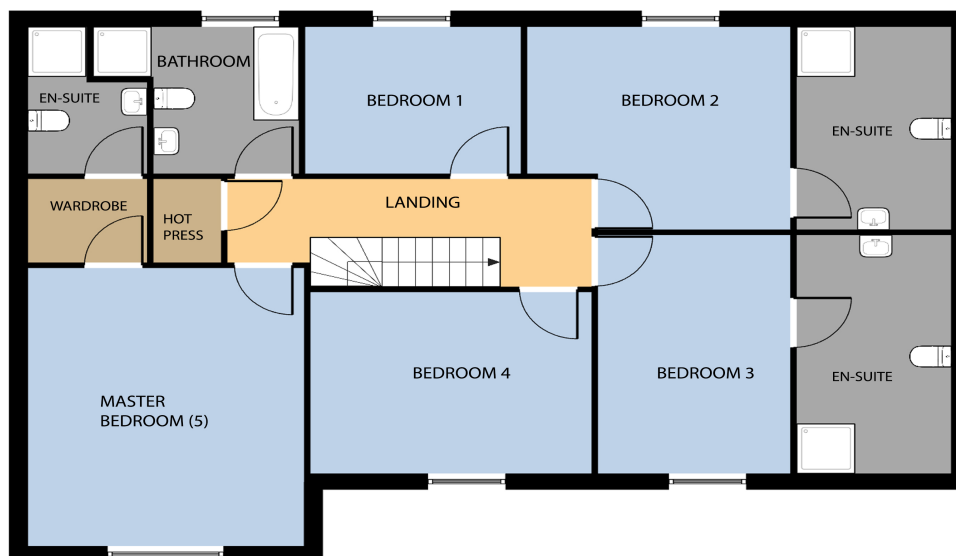


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

FIRST FLOOR



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