

FOR SALE

AMV: €395,000

File No. b602.BF



La Serena, Duncormick, Co. Wexford

- Spacious family home conveniently located in this peaceful country setting less than 20 minutes' from Wexford Town and only 7 minutes' off the R733 New Line Road. Within easy reach of stunning sandy beaches and endless kilometers of fabulous south Wexford Coastline to explore and enjoy.
- Excellent amenities including primary and secondary schools, shops, pubs, post office, medical centre, sports clubs and leisure facilities available in the nearby villages of Rathangan, Baldwinstown and Bridgetown.
- This fine family home offers excellent accommodation with spacious family kitchen, cosy sitting room and 4 double bedrooms (two en-suite) one of which is on the ground floor. The property was constructed in 2005, it has been well maintained and is presented to the market in excellent condition throughout.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Description: Spacious family home conveniently located in this peaceful country setting less than 20 minutes' from Wexford Town and only 7 minutes' off the R733 New Line Road. Within easy reach of stunning sandy beaches at Kilmore Quay, Cullenstown Strand and Bannow Bay and the endless kilometers of fabulous south Wexford Coastline to explore and enjoy.

Excellent amenities including primary school, church, pub, community centre and sports clubs are available in the nearby village of Rathangan only 2 minutes' drive away. Shops, post office, pharmacy, medical centre, café and secondary school are all less than 10 minutes' away in the villages of Baldwinstown and Bridgetown. The picturesque fishing village of Kilmore Quay with its sheltered sandy beach and Marina is less than 15 minutes' drive. Cullenstown Strand and Blackhall Beach are also within easy reach.

This fine family home offers excellent accommodation with spacious family kitchen, cosy sitting room, 4 double bedrooms (two en-suite) one of which is on the ground floor. The property has been well maintained, tastefully decorated and is presented to the market in excellent condition throughout.

Outside there is gravelled drive/forecourt and large concrete rear yard offering ample parking. The gardens are laid out mainly in lawn with a nice collection of mature flowering shrubs and ornamental trees. There is also a summer house/games room with paved patio area the perfect spot for an evening Barbeque.

Viewing of this conveniently located family home comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates on 053-9144393.

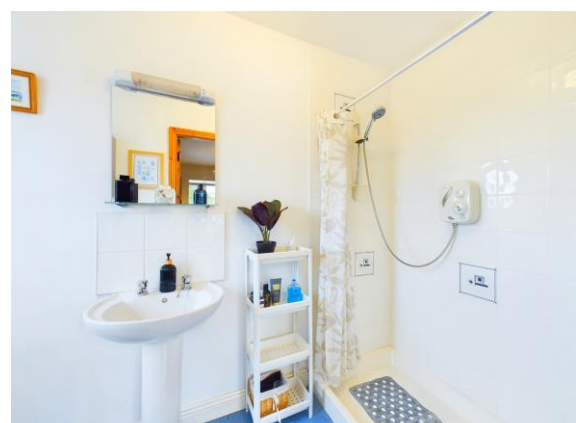




ACCOMMODATION

Entrance Hallway	3.52m x 3.62m	Semi-solid timber floor.
Sitting Room	4.17m x 4.96m	Feature open fireplace and multi-fuel stove. Built-in display units, feature box window. Semi-solid timber floor.
Kitchen/Dining Area	3.63m x 7.59m	Excellent range of built-in floor and eye level units, gas hob, extractor, electric oven, plumbed for dishwasher. Sliding patio doors to rear garden.
Utility Room	2.74m x 2.22m	Plumbing for washing machine and door to outside. Walk-in hotpress with dual immersion.
Guest Toilet	1.47m x 2.21m	With w.c. and w.h.b.
Bedroom 4	4.01m x 3.55m	With feature box window, semi-solid timber floor and shower room en-suite.
Ensuite	2.87m x 1.29m	Tiled shower stall with power shower, w.c., and w.h.b.
First Floor		
Bedroom 1	4.01m x 5.94m	With timber floor, walk-in wardrobe and shower room en-suite.
Ensuite	2.97m x 1.58m	Tiled shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	4.75m x 3.89m	With timber floor.
Bedroom 3	4.06m x 3.07m	With timber floor.
Bathroom	2.96m x 3.03m	Shower stall with power shower, corner bath with shower attachment, w.c., w.h.b, part-tiled walls and timber floor.

Total Floor Area: c. 186.90 sq.m. (c. 2,011 sq.ft.)





Features

- Peaceful country location
- Close to excellent amenities
- Excellent schools & sports clubs etc. nearby
- Less than 20 minutes' from Wexford Town
- Close to fabulous sandy beaches

Outside

- Gravel drive and forecourt
- Ample parking
- Concrete rear yard
- Mature gardens
- Games Room/Summer House

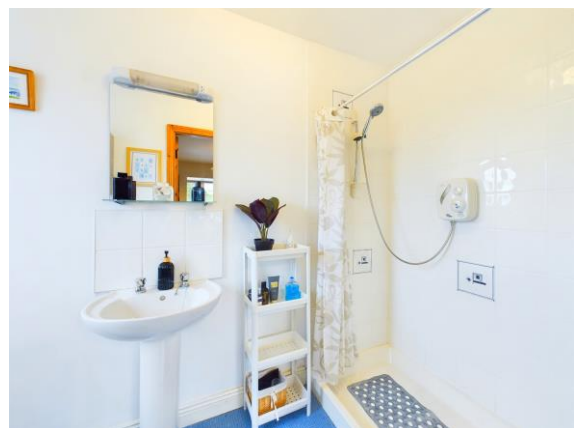
Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH
- Fibre broadband

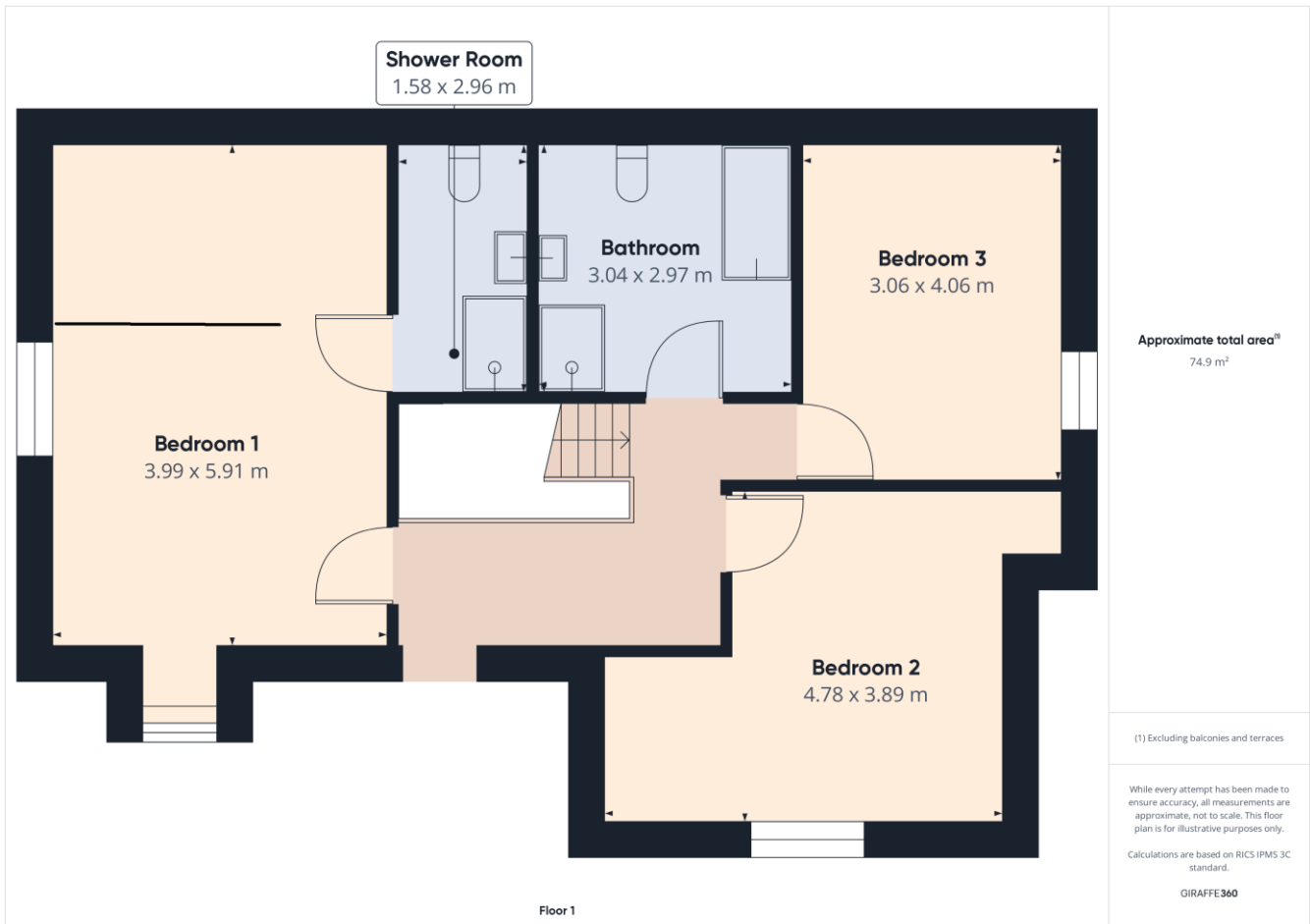
NOTE: All curtains, blinds, light fittings, gas hob, oven and extractor are included in the sale.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35N793







Building Energy Rating (BER): C1 BER No. 108536608

Energy Performance Indicator: 166.95 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141