FOR SALE

AMV: €460,000 **File No. E505. BK**



3 Rathoe, Newtown, Ramsgrange, Co. Wexford

- **Immaculately presented 4-bedroom / 4-bathroom family residence extending to c. 214 sq. m. / 2,303 sq. ft. with an impressive B3 Building Energy Rating.**
- **Located just a 5-minute drive from Duncannon Beach and surrounded by renowned attractions including Tintern Abbey and the Hook Peninsula.**
- **Exclusive development of just four detached homes, with beautiful countryside views and a glimpse of the sea at Duncannon from the first floor.**
- **Cobblelock entrance driveway, extensive lawn areas and presented in true turnkey condition with bright, light-filled accommodation throughout.**
- **Accommodation briefly comprises: entrance hallway, sitting room, kitchen / dining room, conservatory / living room, utility room, family bathroom and two bedrooms (one ensuite) on the ground floor together with a landing area and two further bedrooms (both ensuite and master walk-in) on the first floor.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

Kehoe & ASSOC.

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Location

3 Rathoe enjoys a highly desirable position on the picturesque Hook Peninsula, one of County Wexford's most scenic and sought after coastal destinations. Located just 5 minutes from the renowned Duncannon Beach, this exceptional location offers the perfect balance of coastal living, village convenience and accessibility to larger urban centres.

The nearby villages of Ramsgrange and Arthurstown, just 2km and 4.5km away respectively, provide an excellent range of everyday amenities including Ramsgrange National School and Ramsgrange Secondary School, church, Centra Ramsgrange, post office, pubs and community facilities. Wellingtonbridge is only a short drive away and offers an extensive range of further amenities including SuperValu, Wallaces Homevalue Hardware & Garden Centre, cafés, takeaways, hair salon, service station, etc.

The surrounding area is rich in natural beauty, history and recreational amenities. Residents can enjoy stunning unspoilt beaches at Duncannon, Dollar Bay, Booley Bay, Baginbun Bay and Carnivan Beach. Outdoor enthusiasts will appreciate the wealth of walking trails, water sports and leisure activities available nearby at Hook Head Lighthouse, Tintern Abbey and the Dunbrody Abbey Visitor Centre. Shielbaggan Outdoor Education Centre offers kayaking, surfing, canoeing, hillwalking and many other activities. Additional local amenities include St. James GAA Club, Duncannon FC, Faithlegg Golf Club and the renowned Dunbrody Country House Hotel.

The Passage East Ferry provides convenient access to Waterford City, placing a wide range of shopping, educational and employment opportunities within easy reach. New Ross, Waterford City and Wexford Town are all readily accessible, making this an ideal location for those seeking a coastal lifestyle without compromising on convenience.



3 Rathoe, Newtown,
Ramsgrange, Co. Wexford

Kehoe & Associates are delighted to present this exceptional family residence extending to c. 214 sq. m. / 2,303 sq. ft., positioned within an exclusive development of just four detached homes in the highly desirable coastal setting of Newtown, Ramsgrange.

Constructed in 2007 and presented in immaculate condition throughout, this impressive home offers a wonderful blend of generous accommodation, quality finishes and beautifully maintained outdoor space. The property immediately impresses upon arrival with its attractive façade, cobblelock entrance driveway, manicured gardens and mature boundary hedging.

A striking entrance hallway with tiled flooring, vaulted ceiling and feature staircase creates an immediate sense of space upon arrival. To the front of the property is a beautifully appointed sitting room centred around an attractive open fireplace with granite hearth and surround, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the spacious open plan kitchen and dining room which flows effortlessly through an open archway into a magnificent conservatory / living room. Featuring a vaulted ceiling, triple aspect glazing and double doors opening onto the rear patio area, this superb room enjoys a south westerly aspect and benefits from sunshine throughout the day, creating a wonderful setting for family gatherings and entertaining alike.

The ground floor further incorporates a practical utility room with excellent storage and external access. Bedroom two is a generously proportioned double room complete with a walk-in wardrobe and ensuite shower room. Bedroom four is also located on the ground floor. A well appointed family bathroom with bath and separate shower completes the ground floor accommodation.

The first floor continues to impress with an expansive master suite enjoying dual aspect windows, beautiful countryside views and a glimpse of the sea. The master bedroom is complemented by a substantial walk-in wardrobe and a spacious ensuite shower room. A bright landing area with Velux roof window provides an ideal space for a home office or study area. Completing the first floor is a further large double bedroom with dual aspect windows and its own ensuite shower room.

This is a home that has been exceptionally well cared for and offers the perfect balance of space, comfort and location. Whether seeking a permanent family residence, a coastal retreat or a home capable of accommodating multiple generations, Newtown presents a rare opportunity to acquire a substantial turnkey property in one of County Wexford's most desirable coastal locations.





















ACCOMMODATION

Ground Floor		
Entrance Hallway	5.66m x 2.80m	With tiled flooring and staircase to first floor.
Hallway	4.70m x 1.06m	With tiled flooring.
Hotpress		With dual immersion.
Sitting Room	4.47mx 4.37m	With laminate flooring, open fireplace with granite heart and surround.
Open Plan Kitchen / Dining Room	7.76m x 3.39m	With tiled flooring, floor and eye level units, electric hob with tiled splackack, integrated dishwasher, integrated oven, fridge freezer, and open archway into:
Conservatory / Living Room	4.07m x 3.78m	With tiled flooring, vaulted ceiling, triple aspect windows and french doors to rear garden.
Utility Room	2.58m x 1.80m	With tiled flooring, floor and eye level units, stainless steel sink, washing machine, dryer and door rear garden.
Bedroom 4	4.37m x 3.26m	With laminate fooring.
Family Bathroom	3.35m x 1.96m	Fully tiled, w.c., w.h.b., large bath, towel rail and shower stall Triton T90sr electric shower.
Bedroom 2	4.87m x 3.69m	With laminate flooring, tv point, ensuite and walk-in wardrobe.
Ensuite	2.07m x 0.98m	Tiled flooring, w.c., w.h.b., shower stall with Triton Novel SR electric shower.
First Floor		
Landing	3.35m x 3.45m (max)	With laminate flooring.
Master Bedroom	5.38m x 4.38m	With laminate flooring, dual aspect windows with countryside and sea view.
Ensuite	3.69m x 2.49m	With tiled flooring, w.c., w.h.b. with vanity unit, towel rail, shower stall with Triton Novel SR electric shower and door into:
Walk-in Wardrobe	3.69m x 1.38m	With laminate flooring.
Bedroom 3	5.38m x 3.81m	With laminate flooring, dual aspect windows with countryside and sea view.
Ensuite	2.07m x 1.73m	Tiled flooring, w.c., w.h.b. and Trition AS200xt electric shower

Total Floor Area: c. 214 sq. m. / 2.303 sq. ft.



















Features

- Acc. extending to c. 214 sq. m. / 2,303 sq. ft.
- 4-bed / 4-bath family home
- Immaculate presentation throughout
- Flexible living accommodation
- B3 Building Energy Rating
- Constructed in 2007

Outside

- Exclusive development of four detached homes
- 5 minutes from Duncannon Beach
- Cobblelock entrance driveway
- Extensive lawn areas
- Mature boundary hedging
- Garden shed
- Sunny aspect

Services

- O.F.C.H.
- Septic tank sewerage
- Mains water
- Broadband available
- ESB

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

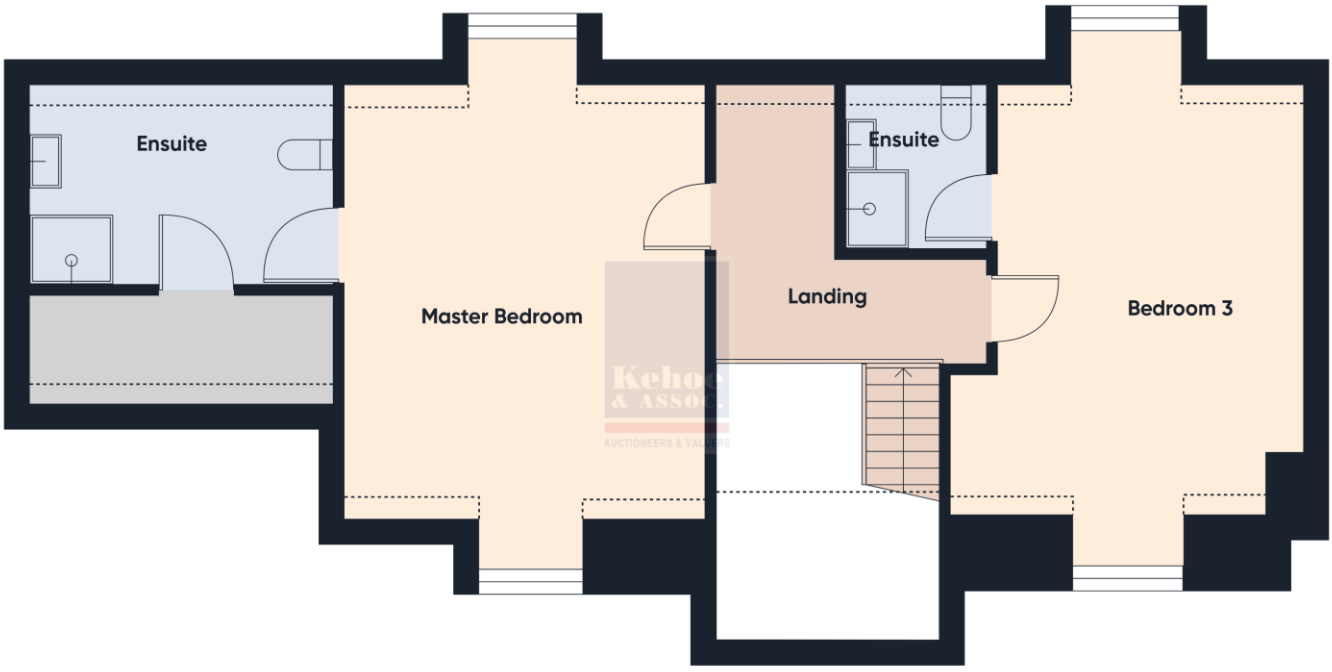
DIRECTIONS: From the N25 at the Duncannon Road Roundabout, on the outskirts of Wexford Town, take the R733 towards Wellingtonbridge. Continue straight for 19km until you reach Wellingtonbridge Village. Continue straight through Wellingtonbridge Village heading towards Ramsgrange / Arthurstown, passing Wallaces Homevalue Hardware & Garden Centre on your left. Continue for approximately 11km then turn left onto the L4045. In 1.3km turn right then take an immediate left into Rathoe. The property for sale is located directly opposite the entrance ('For Sale' board). **Eircode: Y34 W535**







Floor 0



Floor 1



Building Energy Rating (BER): B3 BER No. 105093843
Energy Performance Indicator: 143.91 kWh/m²/yr

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



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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