

# FOR SALE

AMV: €465,000

File No. d689.BF



## Castlemeadow House, Winningtown, Fethard-on-Sea, Co. Wexford

- Substantial 4 bedroomed detached family home in this peaceful coastal setting beside the village of Fethard-on-Sea. Only a couple of minutes' drive from the fabulous South Wexford Coastline and stunning Hook Peninsula home to Hook Lighthouse the oldest operational lighthouse in the world.
- The quaint coastal village of Fethard-on-Sea only 5km away offers an excellent array of amenities, primary and secondary schools are also within easy reach. The beautiful sandy beaches at Baginbun and Carnivan are less than 10 minutes' drive.
- For the boating enthusiast Fethard Dock is also within easy reach. For the golfing enthusiast the property is located right next door to the Parkland Golf Course, one of the most popular Par 3 golf courses in the south east.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

**Kehoe  
& ASSOC.**



## Castlemeadow House, Winningtown, Fethard-on-Sea, Co. Wexford

**Description:** Substantial 4 bedroomed detached family home in this peaceful coastal setting beside the village of Fethard-on-Sea. Only a couple of minutes' drive from the fabulous South Wexford Coastline and stunning Hook Peninsula home to Hook Lighthouse the oldest operational lighthouse in the world.

The quaint coastal village of Fethard only 5km away offers an excellent array of amenities including shops, filling station, pubs, motel, bistro, cafés, take-aways, hair salons, beautician, post office, kayaking centre, playground, triathlon club, sea swim club and GAA club. Primary and secondary schools within easy reach. For the boating enthusiast Fethard Dock is also within easy reach. For the golfing enthusiast the property is located right next door to the Parkland Golf Course, one of the most popular Par 3 golf courses in the south east.

The property was built in 2000 and has been well maintained over the years, finished to a high standard with quality tiling and wood flooring throughout the ground floor, solid wood fitted kitchen, contemporary bathrooms and offered for sale including most furniture. Tastefully decorated in an attractive neutral pallet and ready for immediate occupation.

The site extends to c. 0.59 acres with gated entrance wired for electronic gates, extensive tarmacadamed drive, forecourt and rear yard offering drive-around access and ample car parking. The gardens are simply laid out mainly in lawns with some ornamental trees and shrubs for ease of maintenance. The rear garden is very private with a lovely sunny aspect perfect for outdoor dining. Detached garage 5.98 x 4.48 with roller shutter door, pedestrian door, lights and power sockets.

This property would make a lovely family home within easy reach of excellent village amenities, schools and sports/leisure clubs in a stunning coastal location. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053-9144393 to arrange a viewing appointment.

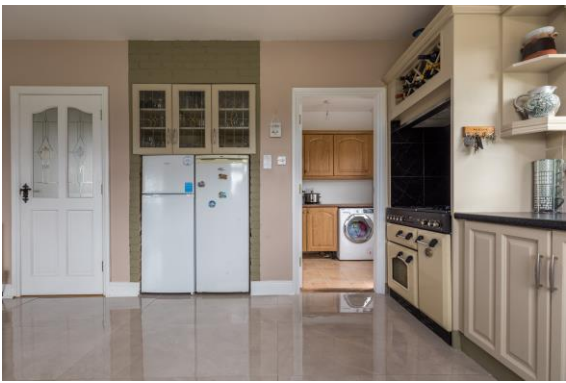




## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	4.18m x 2.56m	With timber floor and recessed lighting.
Sitting Room	6.38m x 3.98m	With feature marble fireplace and inset stove, timber floor, recessed lighting and coving. Door into:
Kitchen	7.55m x 3.68m	With excellent range of floor and eye level units, breakfast bar, gas/electric 'Leisure' range style cooker, fridge freezer, freezer, dishwasher, double bowl stainless steel sink unit, part tiled walls and porcelain tiled floor. Open plan to:
Sunroom	4.31m x 3.86m	With porcelain tiled floor, RV sheeted ceiling and sliding patio doors to outside.
Utility Room	1.78m x 1.95m	Built-in storage presses, washing machine, tiled floor and door to outside.
Toilet	1.36m x 1.29m	With w.c., w.h.b. and tiled floor.
Bedroom 4	4.58m x 3.87m	With laminate floor and shower room ensuite.
Ensuite	1.77m x 0.78m	Fully tiled, shower stall with electric shower and w.h.b.



## ACCOMMODATION

### *First Floor*

Bedroom 1	4.24m x 3.99m	With shower room ensuite and walk-in wardrobe. Door to nursery/dressing room/home office.
Ensuite	2.47m x 1.94m	Fully tiled with shower stall, vanity w.h.b., w.c. and heated towel rail. Sliding doors to walk-in wardrobe.
Nusery/Dressing Room/Home Office	3.87m x 3.68m	With door to bedroom 1
Bedroom 2	3.58m x 3.68m	
Family Bathroom	2.60m x 1.85m	Fully tiled, bath, shower stall, w.c and w.h.b.
Hotpress		With dual immersion
Bedroom 3	3.20m x 4.57m	

**Total Floor Area: c. 204 sq.m. ( c. 2,000 sq.ft.)**





## Features

- Stunning coastal area
- Located on the Hook Peninsula
- Close to excellent village amenities
- Beautiful coastline and fabulous beaches nearby
- Mint condition and furnished ready for immediate occupation

**NOTE:** All carpets, curtains, blinds, light fittings, gas/electric range style cooker, extractor, fridge freezer, freezer, dishwasher, washing machine and most furniture are included in the sale. The chez longue in the master bedroom is expressly excluded from the sale.

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

**DIRECTIONS:** Eircode: Y34R720

## Outside

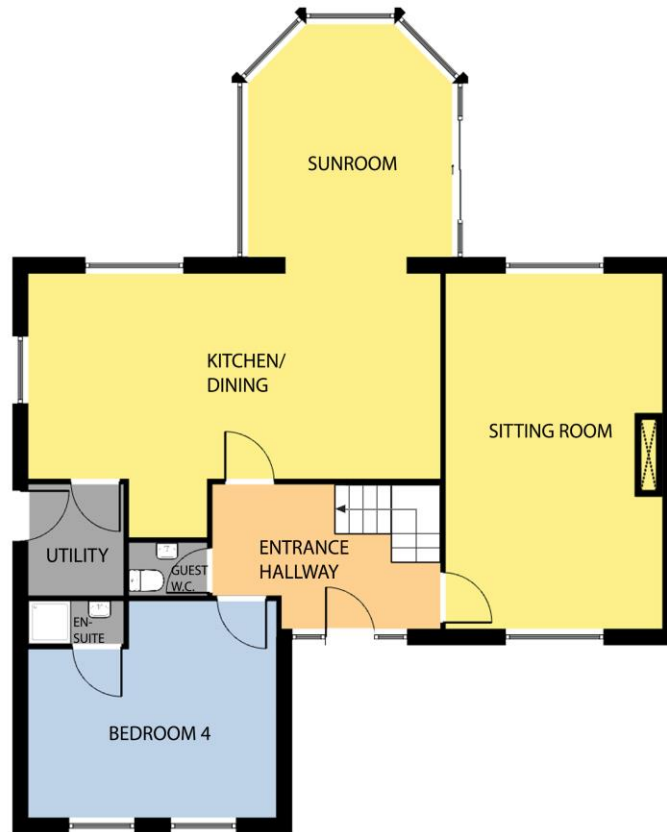
- Gated entrance wired for electronic gates
- Extensive tarmacadamed drive, forecourt and rear yard
- Private garden with lovely sunny aspect
- Detached garage

## Services

- Mains electricity
- Private water supply
- Septic tank
- OFCH
- Alarm



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows

FIRST 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.

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**Building Energy Rating (BER): C3 BER No. 111270609**

**Energy Performance Indicator: 215.85 kWh/m<sup>2</sup>/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