

FOR SALE

AMV: €450,000

File No. c930.CWM



1 Shelmalier Commons, Barntown Co. Wexford

- Sought-after location in the Wexford suburb of Barntown on Forth Mountain
- Dual benefits of forest and sea with superb sea views to the Saltee Islands from the nestled position within the forests on Forth Mountain.
- 4 bedroom, 4 bathroom detached two-storey extending to c. 249 sq.m. / 2,680 sq.ft.
- Mature gardens in lawn with natural stone features surrounding and extending to c. 0.96 acres.
- Accommodation briefly comprises; spacious entrance hallway, sitting room, dining room, guest w.c., kitchen/diner sun room, utility room, 4 bedrooms (2 en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

1 Shelmalier Commons, Barntown

DESCRIPTION: The sale of 1 Shelmalier Commons represents a rare opportunity to acquire an exceptionally family home with superbly well portioned living accommodation of c. 249sq m. This property is situated in Barntown which is a suburb of Wexford Town that has always been popular with families thanks to its proximity to a wide range of amenities. Wexford town can be reached within ten minutes and the Rosslare beaches are only 20 minutes' drive away. For those with need to commute on occasion to Dublin the M11 motorway is reached within twenty minutes. In short this location offers easy access to both the N25 and N11, within 20mins of the M11 motorway.

However, what makes this property extra special are the amenities on your doorstep including the newly developed Forth Mountain Hike which stretches to the stunning Carrigfoyle Lake. A newly built national school at Barntown National School is minutes' drive away and all of Wexford secondary schools are serviced by buses in this area. As is the very strong Glynn-Barntown GAA Club, Wexford Rugby Club and Wexford Boat Club. There are a number of horse-riding schools to choose Kingsford Equestrian Centre and Shelmalier Stables, there is also a full cross country course at Forth Mountain Stud.

This private development at Shelmalier Commons is one of only three houses and offers excellent privacy from the road. The position of the house allows you to enjoy great forest valley views and sea views extending to the Saltee Islands. The natural stone walls surrounding the property are unique to this area and the external areas are laid out so as to benefit of long sunshine days enjoyed here in Ireland Southeast. All fresco dining and long summer night BBQ's will be a regular occurrence while taking in the far away views.



The house was built in 2006, concrete throughout and is ready to move into, the finishes throughout are of an impeccable standard extending to c. 249 sqm / 2,680 sq ft. From the front door the views are breath taking and this enters into the spacious entrance reception hall with the large sitting room to your right and a dining room or play room / home office to your left. The open plan kitchen-living area with sunroom all positioned to maximises the day light are finished to exacting standards. The ground floor accommodation layout benefits a growing family offering a space for everyone to enjoy solace, or easily open up the doors throughout to connect one and all. Overall, the layout offers flexible family living and a lot of space to facilitate working from home. This home is connected to high-speed broadband. Upstairs the spacious feeling continues with four bedrooms, two of which are en-suite and host built in wardrobes or walk-in-wardrobes and closets to the eve.

If you are seeking a home with well-proportioned living accommodation, forest and sea views, mature gardens and all within a 10 minute drive to Wexford Town, then let us present to you - Leinster View a spacious four bedroomed home situated on an elevated site of c.75 acre located in The Cools, Barntown a most pleasant location within easy reach of all amenities.

Viewing is strictly by prior appointment, to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393

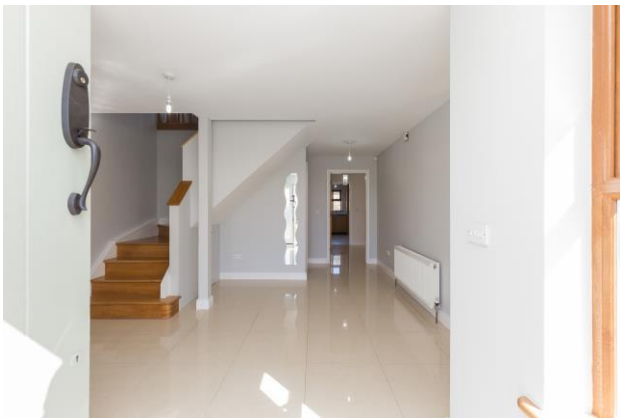
Nearby Shelmalier Riding Stables



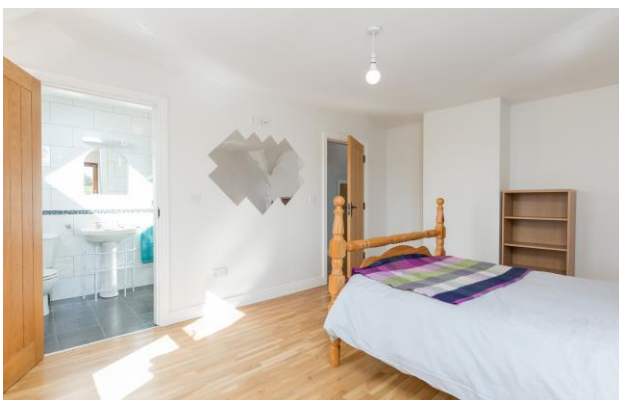
ACCOMMODATION

| | | |
|---------------------------------|---------------------|---|
| Entrance Hallway | 6.45m (max) x 4.16m | Tiled flooring, dual aspect windows, bright & spacious, alarm, telephone & electrical points. |
| Sitting Room | 5.15m x 4.83m | Timber hardwood flooring, dual aspect windows with views overlooking the Saltee Islands. Stanley wood burning stove elevated on marble hearth, t.v., telephone & electrical points. |
| Second Sitting Room/Dining Room | 4.83m x 4.06m | Timber hardwood flooring, dual aspect light, telephone & t.v. points. |
| Guest W.C. | 2.47m x 1.25m | Tiled floor, half-tiled walls surround with Mosaic border, w.c., w.h.b. with mirror and light overhead. |
| Kitchen/Diner | 7.02m x 7.00m (max) | (L-shaped) – tiled flooring, fully fitted Pippy-Oak kitchen with granite marble worktops & splashbacks. Dual stainless steel sink unit with in-cut granite drainer, electric hob & extractor fan and splashback. Built-in Whirlpool double oven, space for microwave, larder presses, American style Whirlpool fridge-freezer with additional larder press surround. Large island unit, sliding patio doors to rear garden. |
| Utility Room | 3.96m x 2.51m | Tiled flooring, solid timber built-in floor level & floor to ceiling cabinets with counter space. Stainless steel sink unit & drainer, Hotpoint washing machine. Door leading to rear garden. |

Oak timber stairs to first floor



| | | |
|--|---------------|---|
| Spacious Landing | 5.77m x 2.68m | Hardwood timber flooring, built-in storage closets, attic attic. |
| Master Bedroom | 4.85m x 4.06m | Hardwood timber flooring, built-in wardrobes. Dual aspect windows with sea views towards the Saltee Islands. |
| En-suite | 1.86m x 1.74m | Marble tiles, floor to ceiling fully-tiled surround with Mosaic design. Corner shower with glass door surround and pressure pump shower, W.C., w.h.b. with mirror & light overhead. |
| Bedroom 2 | 4.83m x 3.53m | Hardwood timber flooring, dual aspect windows, splendid sea views of the Saltee Islands |
| En-Suite | 2.56m x 1.44m | Fully tiled, built-in shower stall with pressure pump shower, internal shelving. Glass shelving, w.c., w.h.b. with mirror and light overhead. |
| Bedroom 3 | 4.12m x 3.54m | Timber flooring, window overlooking rear paddocks |
| Bedroom 4 | 4.85m x 4.26m | Hardwood timber floors. Large walk-in wardrobe (2.47m x 1.58m) and additional built-in wardrobe into eaves. |
| Family Bathroom | 2.43m x 2.16m | Tiled flooring, fully tiled surround, bath, w.c. & w.h.b. |
| Total Floor Area: c. 249 sq.m. / 2,680 sq.ft. | | |





Features

- Sought-after location on Forth Mountain
- Far reaching forest & sea views
- 4 bedroom, 4 bathroom
- Extending to c. 249 sq.m. / 2,680 sq.ft.
- Mature gardens wit natural stone features
- Site extending to c. 0.96 acres.

Outside

- Natural stone walls
- Just under 1 acre site
- Garage extending to c. 20 sq.m.
- Mature manicured gardens in lawn
- Multiple al-fresco dining options.

Services

- Mains water
- Treatment plant
- OFCH
- Fibre broadband available.
- Central vacuum system.

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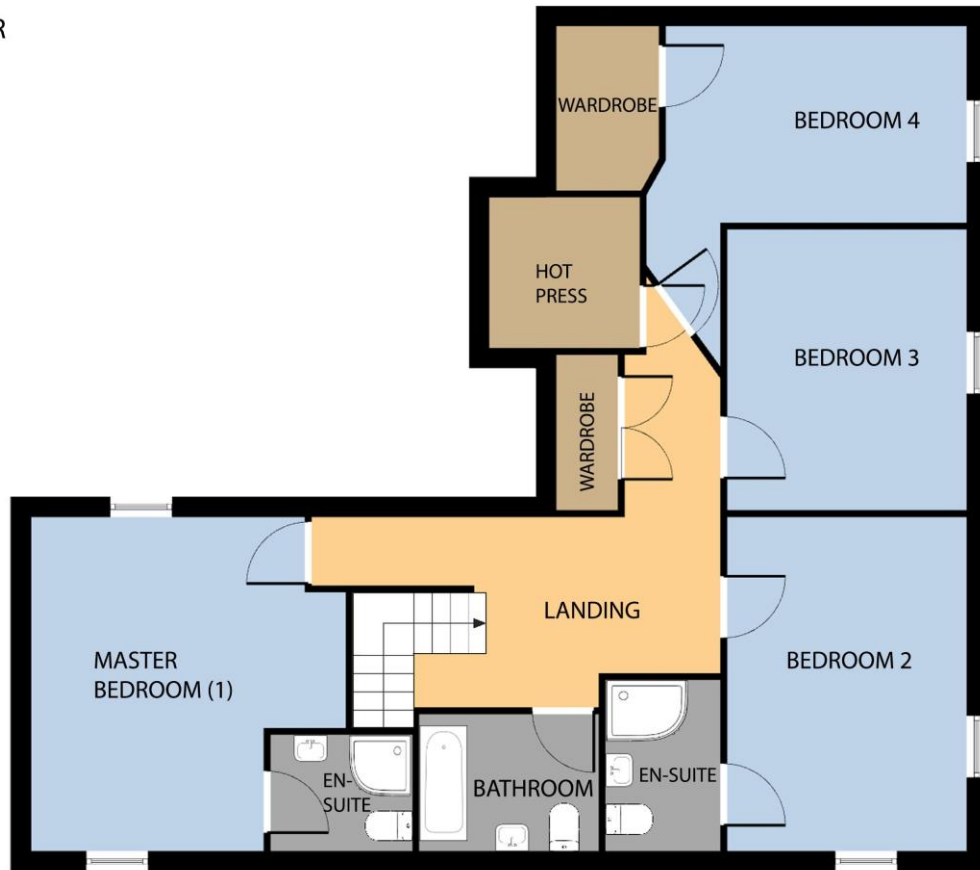
Directions: Eircode: Y35 V273



GROUND FLOOR



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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Forth Mount Walking Trains



Building Energy Rating (BER): B3 BER No. 114722069
Energy Performance Indicator: 140.09 kWh/m²/yr

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

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