

FOR SALE

AMV: €320,000

File No. E591.BF



1 The Long Meadow, Fethard-on-Sea, Co. Wexford

Prime Coastal Village Location - Ideally positioned in the heart of Fethard-on-Sea, this delightful home is within easy walking distance of the village's excellent amenities, while the spectacular Hook Peninsula and its renowned coastline are right on the doorstep. With Fethard Dock just 2.3km away and the iconic Hook Lighthouse nearby, this is a superb location for enjoying the very best of village and coastal living.

Beaches & Outdoor Lifestyle – Beautiful south Wexford beaches are all within easy reach, with Baginbun and Carnivan just a short drive away and Grange Beach approximately a 20-minute stroll. From swimming and kayaking to boating, walking and simply enjoying the coastline, this is a wonderful setting for embracing an active and relaxed seaside lifestyle.

Beautifully Presented Family Home - Meticulously maintained and presented in pristine condition, the house offers bright, well-proportioned accommodation with a welcoming open-plan kitchen, dining and living space, sunroom, three bedrooms and two bathrooms. Generous corner site with enclosed rear garden and lovely sunny aspect.

Viewing – Early viewing comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates on 053-9144393.

**Kehoe
& ASSOC.**

Charming Three-Bedroom Detached Residence in the Heart of Fethard-on-Sea

A delightful three-bedroom detached cottage-style residence, ideally positioned within this mature and private development of just 17 homes, in the heart of the popular coastal village of Fethard-on-Sea.

Perfectly located within easy walking distance of an excellent range of village amenities, the property is ideally placed for everyday convenience and coastal living. Local facilities include shops, cafés, pubs, bistro, takeaways, post office, hair and beauty services, together with a wonderful choice of recreational amenities including a kayaking centre, playground, triathlon and swimming clubs, and GAA club.

Set on the spectacular Hook Peninsula, an area celebrated for its unspoilt natural beauty, the property is surrounded by some of south Wexford's most scenic coastline and beaches. The iconic Hook Lighthouse, the world's oldest operational lighthouse, is also within easy reach. The beautiful sandy beaches at Baginbun and Carnivan are just a short drive away, while Grange Beach can be reached on foot in approximately 20 minutes. Fethard Dock is conveniently located on the opposite side of the village, approximately 2.3km from the property, making this an appealing location for boating and watersports enthusiasts.

Constructed in the late 1990s, the property has been meticulously maintained and lovingly cared for over the years. Presented in pristine condition, the accommodation is exceptionally well proportioned and enjoys an abundance of natural light throughout.

The ground floor comprises a welcoming open-plan kitchen, dining and living area, creating a bright and sociable heart to the home. A charming sunroom provides an additional space in which to relax and enjoy views of the garden, while two generous double bedrooms, a contemporary shower room and utility room complete the ground-floor accommodation.

Upstairs, a spacious landing with useful built-in storage leads to the impressive master bedroom and family bathroom.

Externally, the property continues to impress. To the front is a spacious garden with off-street parking, while the large, fully enclosed rear garden enjoys a fabulous sunny aspect. The outdoor space features an extensive paved patio, ideal for al fresco dining and summer entertaining, together with a nicely planted garden, lawn area and a useful garden shed, providing excellent storage for gardening equipment, bicycles and beach essentials.

Combining a peaceful setting with superb village convenience and easy access to some of the finest coastline in south Wexford, this charming home offers an enviable lifestyle opportunity. Whether as a comfortable permanent residence, an ideal family home or a relaxing coastal retreat, this property delivers the perfect balance of comfort, convenience and seaside living.







ACCOMMODATION

Ground Floor

Entrance Porch	1.22m x 1.94m	With half door and tiled floor.
Open plan kitchen / Dining / Living Room	6.25m x 4.62m	With vaulted ceiling, solid fuel stove, built-in floor and eye level units, hob, extractor, electric oven, dishwasher and tiled floor.
Sunroom	3.73m x 3.56m	With RV sheeted ceiling, tiled floor and door to outside.
Bedroom 2	3.46m x 2.97m	
Bedroom 3	2.98m x 2.67m	
Utility Room	2.35m x 1.97m	With tiled floor.
Shower Room	2.36m x 0.83m	Tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.

First Floor

Landing		
Hotpress		With dual immersion
Bedroom 1	3.76m x 2.99m	With built-in wardrobe.
Bathroom	2.61m x 2.65m	Tiled shower stall with electric shower, bath, w.c., w.h.b. and part tiled walls.

Total Floor Area: c. 92.38 sq. m. (c. 994 sq. ft.)



Features

- Located on the Hook Peninsula
- Close to excellent village amenities
- Beautiful coastline and fabulous beaches nearby
- Presented in pristine condition

Outside

- Front garden with off-street ample parking
- Corner site with lovely sunny aspect
- Paved patio area
- Barna shed

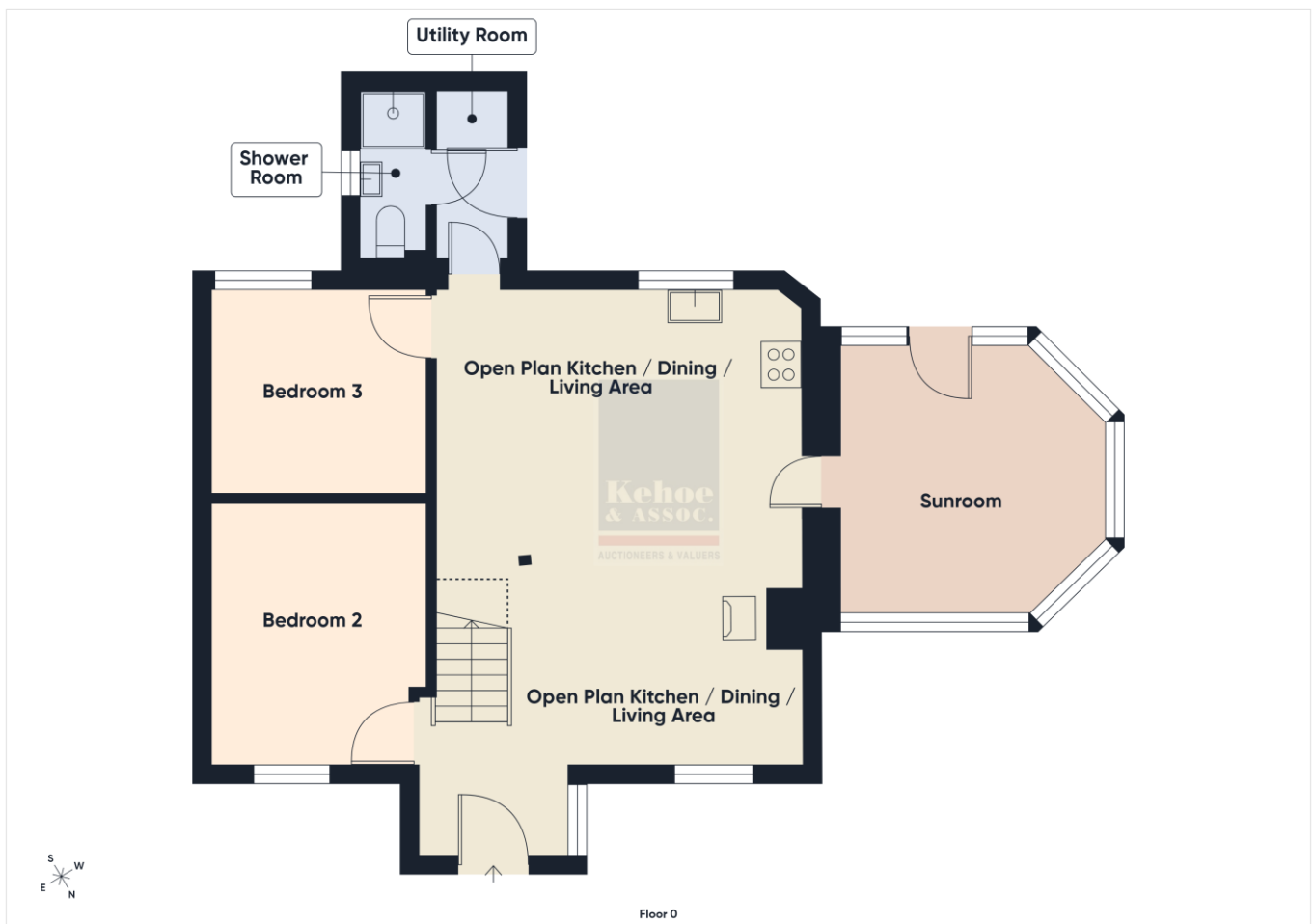
Services

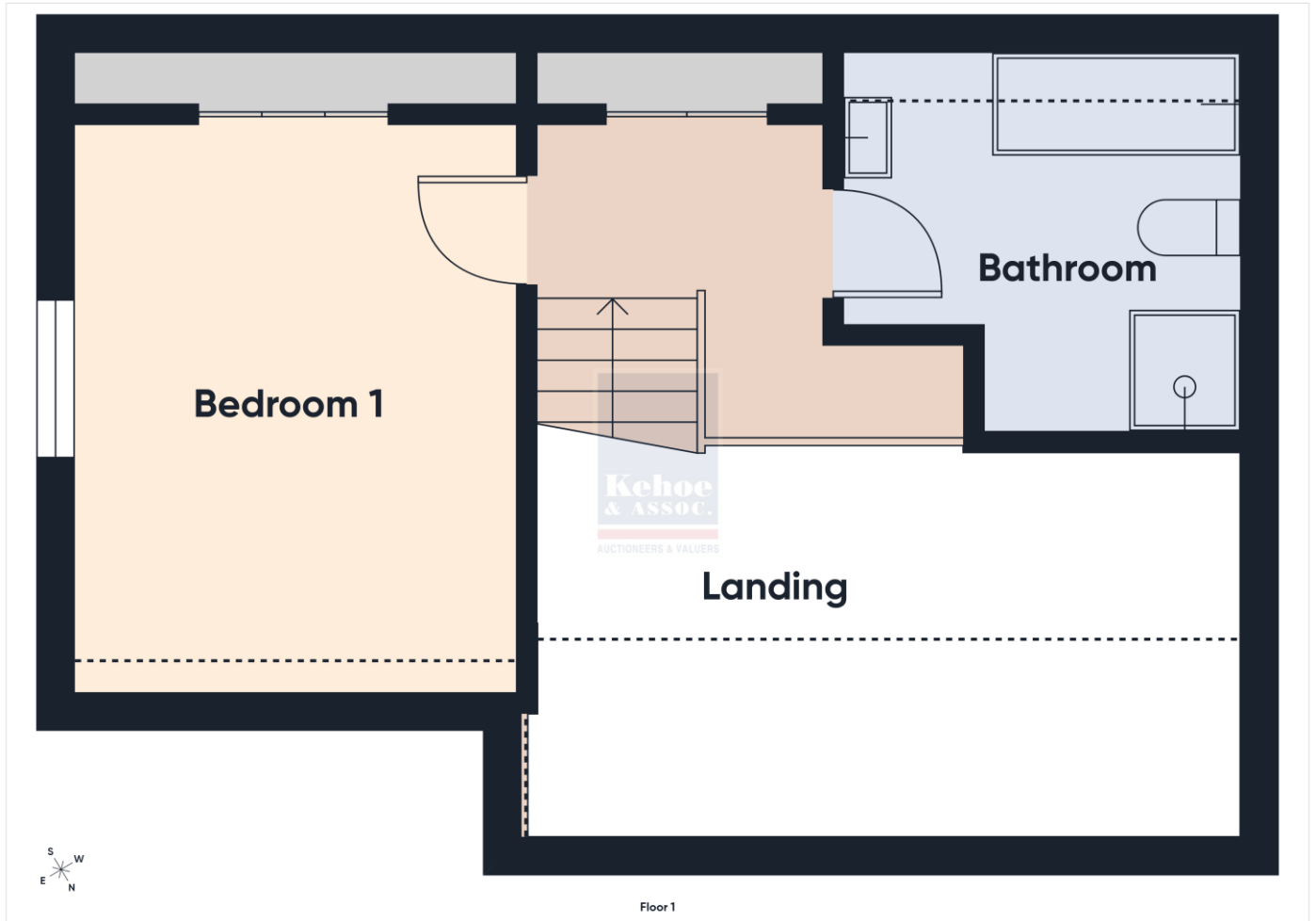
- Mains electricity
- Mains water
- Mains drainage
- OFCH + Fiber broadband

NOTE: All curtains, blinds, light fittings, fridge freezer, oven, hob, extractor, dishwasher, washing machine and tumble dryer are included in the sale. Residents Association €75 per annum.

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

DIRECTIONS: Eircode Y34CY58





Building Energy Rating (BER): D BER No. 119870160
Energy Performance Indicator: 235.24 kWh/m²/yr

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

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