

# FOR SALE

AMV: €595,000

File No. c966.CWM



## ‘Barraderragh House’, Mulgannon, Wexford

- Remarkable family home in the heart of Wexford town with own swimming pool (with full planning permission) and rear garden haven.
- Private cul-de-sac off the Mulgannon road with only eight private properties.
- Spacious with multiple reception areas, 5 bedrooms and 3 bathrooms, extending to c. 279 sq.m. / 3,003 sq.ft.
- Large basement ideal for family playroom, cinema room or indeed separate living area.
- Situated 200m from pedestrian access into Wexford Golf Club and within easy reach of schools, church, supermarket and all of Wexford Town’s amenities.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, living room, guest w.c., 5 bedrooms (master en-suite), family bathroom and basement games room with separate access.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## Barraderragh House, Mulgannon, Wexford

**DESCRIPTION:** Barraderragh House is an exceptionally well located property on The Avenue, a private cul-de-sac just off the Mulgannon Road. The property offers multiple reception areas, 5 bedrooms, 3 bathrooms and extends to c. 279 sq.m. / 3,003 sq.ft. The large basement is ideal for families of all ages with ample space to host a table tennis game alongside a game of pool and a cinema room with gaming zone. There is a convenient pedestrian walkway into Wexford Golf Club 200m from your doorstep and the property is in easy reach of schools, church, supermarket and all of Wexford Town's amenities. Outside it continues to delight with a newly installed swimming pool (with full planning permission) and hot tub - all of which is south facing and backs onto the Wexford Golf Course greens. On arrival to the property you hear birds singing and trees swaying, all thanks to the mature trees to the rear of the property. The elevated front porch welcomes you into the home and inside the accommodation is spacious and free flowing with large reception rooms. The kitchen sits centre place with dual aspect window leading out to the treasured swimming pool and hot tub.

Whatever the weather the heated outdoor swimming pool can be enjoyed, it measures 9mtrs x 3mtrs with retractable enclosure and solar cover all of which is inbuilt within a new composite decking. Adjacent to the swimming pool is the hot tub and ample sun lounging space. There is a patio area located just off the living and kitchen area slightly elevated, the ideal supervision post for the pool.

The current owner was energy efficient minded and installed solar PV panels offsetting the cost of running this luxurious haven and making it all the more desirable.

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 0144202



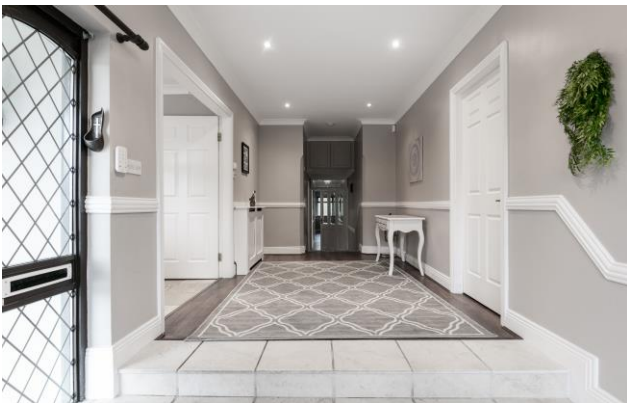
## ACCOMMODATION

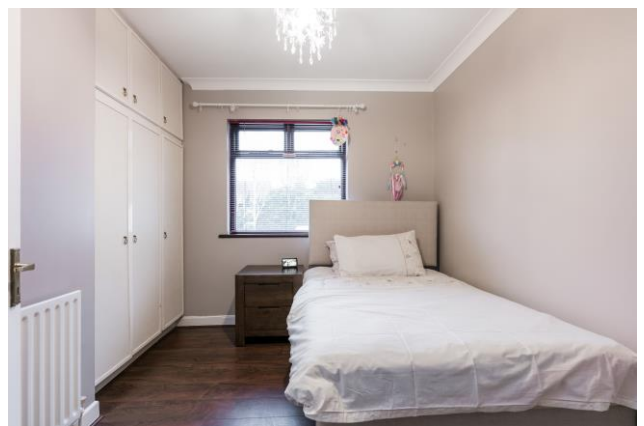
Storm Porch	7.79m x 1.68m	Steps into:
Entrance Hallway	2.73m x 2.54m	Marble tiles, alarm, ceiling coving and arched window overlooking front gardens. Double door hatch leading to basement. Two steps up to:
Reception Hall	3.82m x 2.40m	Part-tiled / part-timber flooring, radiator covers and ceiling coving.
Sitting Room	8.03m (max) x 7.45m (max)	(L-Shaped Split Level) Timber flooring, open fire, ceiling coving, radiator covers, exposed brick wall, dual aspect, sliding doors to side patio. Built-in shelving.
Kitchen/Dining Area	7.95m (max) x 3.66m	(L-Shaped) Tiled flooring, dual aspect overlooking front gardens & rear patio, ceiling coving and . Floor & eye level cabinets with granite countertops, granite splashback & tiled wall section, double drainer stainless sink unit, built-in Neff ceramic hob with extractor fan overhead, Neff conventional oven & Neff steam oven, Normende fridge -freezer, display cabinet. French doors leading to rear patio. Cloakroom off kitchen - hotpress with dual immersion water heater.
Living Room	4.72m x 3.51m	Timber flooring, ceiling coving, Stovax fireplace insert with Liscannor stone, white painted timber mantle surround and slate hearth. Radiator cover with shelving. French double doors leading out to patio
Utility Room	3.51m (max) x 2.82m	Tiled flooring, floor & eye level cabinets, stainless steel sink, counter space, plumbed for washing machine and dryer. Door to:
Guest W.C.	1.87m x 0.91m	Tiled flooring, w.c., w.h.b. with tiled splashback and mirror overhead.
Back Porch	3.51m x 0.97m	Tiled flooring.



Corridor	11.95m x 1.05m	4 carpet steps leading to laminate flooring.
Family Bathroom	3.01m x 2.49m	Fully tiled, ceiling coving, recessed lights, corner shower stall with Triton T90si shower, w.c., w.h.b. - mirror & built-in light and shelving overhead.
Master Bedroom	4.27m x 3.74m	Timber flooring, large window overlooking side patio, ceiling coving & centre rose, built-in Mahogany wardrobes with drawers, shelving & rails. Concealed double doors to:
En-suite	3.73m x 2.39m (max)	Tiled flooring, floor to ceiling part-wall tiled surround, coving, w.c., bidet, w.h.b. with cabinet underneath. Corner shower stall with Hydromax shower. Large window overlooking side patio.
Bedroom 2	3.76m x 3.72m	Timber laminate flooring, ceiling coving & ceiling rose, large window overlooking side patio.
Bedroom 3	3.04m x 2.83m	Tiber laminate flooring, built-in wardrobes, window overlooking rear garden.
Bedroom 4	3.04m x 2.42m	Timber laminate flooring, built-in wardrobes, ceiling coving & ceiling rose, window overlooking rear patio.
Bedroom 5 (Home Office)	3.04m x 3.04m	Oak timber flooring, ceiling coving, t.v. points. Overlooking large rear patio and swimming pool.

**Total Floor Area: c. 279 sq.m. / 3,003 sq.ft.**





## Basement Games Room



## Features

- 5 bedroom, 3 bathrooms
- Extending to c. 279 sq.m. / 3,000 sq.ft.
- Outdoor swimming pool (with full planning permission) -retractable enclosure
- Hot tub & sauna
- Mature gardens
- Nearby pedestrian access into Wexford Golf Club.

## Outside

- Electric gates with gravel driveway
- Range of mature hedging and shrubbery
- Expansive decking to the rear with built-in hot tub
- Swimming pool with retractable enclosure
- Side patio sun trap off sitting room

## Services

- Mains water
- Mains drainage
- OFCH
- 12 Solar PV panels
- Broadband

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

**Directions:** Eircode: Y35 F7P2



GROUND FLOOR



BASEMENT 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 mis-statement. 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.



**Building Energy Rating (BER): C2**

**BER No. 108397910**

**Energy Performance Indicator: 185.36 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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