

# FOR SALE

AMV: €395,000

File No. E578.BF



## Rathturtin, Clonroche, Co. Wexford

- Spacious Detached Family Home with Workshop and Paddock standing on 0.67 hectares/1.66 acres.
- Convenient location approximately 1.7 kilometres off the N30, with easy access to the N11, M11 and N25. The thriving village of Clonroche is less than a 10-minute drive away, the towns of Enniscorthy and New Ross are less than 20 minutes' drive and Wexford Town 30 minutes' drive.
- Early viewing comes highly recommended contact Kehoe & Associates on 053-9144393 for further information or to arrange your viewing.

**Kehoe  
& ASSOC.**

## **Rathturtn, Clonroche, Co. Wexford**

Set in a peaceful rural setting, this impressive detached four-bedroom family home offers generously proportioned, light-filled accommodation together with excellent outdoor space, a substantial detached workshop and an adjoining paddock.

The property enjoys a convenient location approximately 1.7 kilometres off the N30, with easy access to the N11, M11 and N25. The thriving village of Clonroche is less than a 10-minute drive away and provides a wide range of everyday amenities, including shops, pharmacy, medical centre, primary school, filling station, pubs and church.

The surrounding countryside provides an excellent setting for walking, cycling and a variety of outdoor pursuits, while the area benefits from a strong community spirit with a range of local sporting and community organisations. Nearby attractions include the popular John F Kennedy Park and Secret Valley Wildlife Park.

Internally, the house is presented in good condition throughout and offers bright, well-proportioned accommodation. The ground floor comprises a welcoming entrance hallway, comfortable sitting room, kitchen, utility room, two double bedrooms — one of which benefits from an en-suite — and a family bathroom. The first floor provides two further generously sized double bedrooms.

Outside, a gravelled driveway and forecourt provide ample parking to the front, while a large wraparound concrete patio extends to the side and rear of the property, creating an excellent space for outdoor entertaining and relaxation. The gardens are predominantly laid in lawn and complemented by a mature selection of flowering shrubs and ornamental trees.

A particularly attractive feature of the property is the adjoining paddock, which benefits from its own separate entrance. The overall site, incorporating the house, workshop and paddock, extends to approximately 0.67 hectares (1.66 acres).

The detached workshop extends to approximately 90.50 sq. m. and has its own independent entrance, offering excellent versatility for a variety of trades, business uses, workshop requirements or storage. The building is fully finished internally and benefits from extensive power points and lighting, an inspection pit, full-height double-door access with an additional pedestrian door, and a substantial concrete parking area to the front.

Offering a combination of spacious family accommodation, generous grounds, a useful paddock and an exceptionally versatile workshop, this property provides an excellent opportunity for those seeking a rural lifestyle while remaining within easy reach of local amenities and the region's main road network.



## **ACCOMMODATION**

### ***Ground Floor***

|                  |               |                                                                                                                          |
|------------------|---------------|--------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway | 2.64m x 1.73m | With tiled floor.                                                                                                        |
| Sitting Room     | 4.15m x 3.24m | Open fireplace with back boiler supplementing the heating system.                                                        |
| Kitchen          | 6.52m x 3.42m | With excellent range floor and eye level units, fridge, dishwasher, electric cooker, extractor and oil fired Aga cooker. |
| Utility Room     | 3.91m x 1.93m | With built-in storage presses, stainless steel sink unit, washing machine, tumble dryer and door to outside.             |
| Inner Hallway    | 4.53m x 1.91m |                                                                                                                          |
| Hotpress         |               | With dual immersion                                                                                                      |
| Bedroom 1        | 4.40m x 4.37m | With shower room ensuite.                                                                                                |
| Ensuite          | 2.38m x 1.48m | Shower stall with electric shower, w.c. and w.h.b.                                                                       |
| Bathroom         | 2.40m x 2.00m | With bath, w.c., w.h.b., storage press, part tiled walls and wainscoting.                                                |
| Bedroom 2        | 3.00m x 2.38m |                                                                                                                          |

### ***First Floor***

|           |                     |                                                                    |
|-----------|---------------------|--------------------------------------------------------------------|
| Landing   |                     | With eaves storage access.                                         |
| Bedroom 3 | 3.60m x 2.58m       | With built-in wardrobes and timber floor.                          |
| Bedroom 4 | 4.53m x 3.10m (max) | With built-in wardrobes, access to eaves storage and timber floor. |

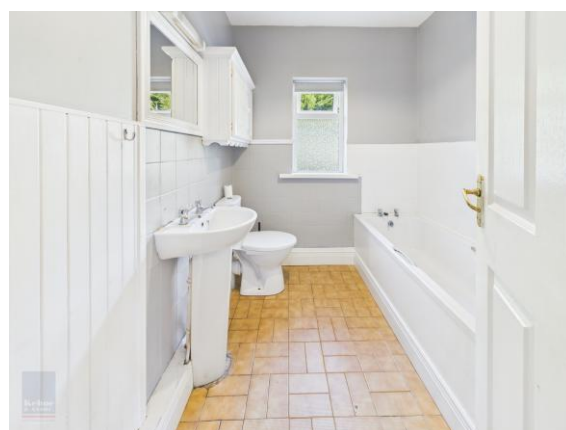
**Total Floor Area: c.123 sq. m. ( c. 1,324 sq. ft.)**

## **Large Detached Workshop**

|          |               |                                                                                                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Workshop | 14.30 x 6.20m | With separate access and extensive concrete parking area to the front. Separate electricity meter, power sockets, lights, inspection pit, full height double doors and pedestrian door. |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **Adjoining paddock**

With separate access off main road





### Features

- Spacious family home
- Private site
- Convenient location
- Large Workshop
- Huge potential

### Outside

- Extensive patio area
- Landscaped gardens
- Gravel drive/forecourt
- Pump house
- Separate paddock

### Services

- Mains electricity
- Private water supply
- Septic tank drainage
- Oil fired Aga Cooker
- Dual OFCH & BBCH

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

**DIRECTIONS:** Eircode Y21YR66





Floor 0



**Building Energy Rating (BER): D BER No. 104952676**  
**Energy Performance Indicator: 233.22 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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