

# FOR SALE

AMV: €430,000

File No. d749.BF



## Kilrane, Co. Wexford

- Substantial detached family home located beside the village of Kilrane and within easy reach of the fabulous Wexford Coastline and numerous beautiful sandy beaches including St. Helen's Bay, Rosslare Harbour and Rosslare Strand. Close to excellent village amenities in Kilrane/Rosslare Harbour, bus/rail services, N25 and Rosslare Euro Port.
- This spacious family home was constructed in 1987 then attic conversion and sunroom was added in 2010, the ground floor shower room and wall insulation has also been upgraded. Boasting 3 reception rooms, 4 double bedrooms, study/play room, dedicated home office, 3 bathrooms.
- Mature exceptionally private gardens with lovely sunny aspect, paved patio area, concreted rear yard, decking and detached garage.
- This spacious family home has much to offer any growing family in particular anyone working from home requiring a dedicated home office. Conveniently located close to all amenities and the stunning South Wexford Coastline.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

# Tenacre, Kilrane, Co. Wexford

**Description:** Substantial detached family home located beside the village of Kilrane and within easy reach of the fabulous Wexford Coastline and numerous beautiful sandy beaches including St. Helen's Bay, Rosslare Harbour and Rosslare Strand.

Excellent village amenities including primary school, child care facility, supermarket, pharmacy, medical centre, shops, pubs, hotels and restaurants are available in the nearby villages of Kilrane (4 minutes' drive) and Rosslare Harbour (8 minutes' drive). Conveniently situated only 5 minutes' off the N25 and 20 minutes' from Wexford Town. There is also an impressive array of local sports clubs and leisure facilities available in the immediate area.

This spacious family home was constructed in 1987 and the sunroom extension was added in 2010, the ground floor shower room and wall insulation has also been upgraded. Boasting well laid out accommodation sure to fulfil the needs of any growing family including 3 generously proportioned reception rooms, 4 double bedrooms, 2 shower rooms, bathroom, utility room, study/play room and dedicated home office. The property has been well maintained over the years and is presented to the market in good condition throughout.

Gravelled drive/forecourt and nicely planted garden to the front with mature specimen trees and flowering shrubs. Enclosed rear garden surrounded by mature hedging offering total privacy and ample space for outdoor toys. Paved patio area opening off the sunroom with lovely sunny aspect perfect for outdoor dining and entertaining. Decking, concreted yard and detached garage.

This spacious family home has much to offer any growing family in particular anyone working from home requiring a dedicated home office. Conveniently located close to all amenities and the stunning South Wexford Coastline. Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393 or [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)





## ACCOMMODATION

### *Ground Floor*

Entrance Hallway 3.58m x 2.68m

Cloaks Closet

Sitting Room 3.82m x 3.46m

Kitchen/Dining Room 8.12m x 3.20m

Sunroom 4.81m x 3.56m

Utility Room 2.51m x 2.16m

Study / Playroom 3.11m x 2.14m

Bedroom 3 4.00m x 2.67m

Bedroom 4 (back) 4.14m x 3.03m

Shower Room 3.17m x 1.60m

With tiled floor.

With covings and timber floor.

With excellent range of built-in floor and eye level units, hob, extractor, oven, plumbing for dishwasher, part tiled walls, tiled floor, solid fuel stove and double doors to: Vaulted ceiling with exposed beams, tiled floor, solid fuel stove and French doors to rear garden.

With worktop, plumbing for washing machine, tiled floor and door to outside.

With laminate floor.

With built-in wardrobe and laminate floor.

With built-in wardrobe and laminate floor.

Fully tiled with shower stall with electric shower, w.c. and w.h.b.

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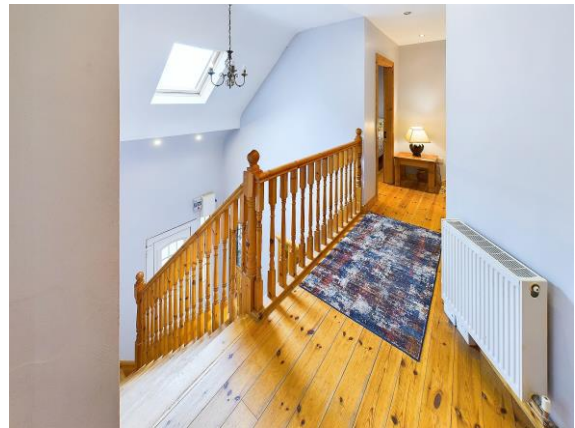


**ACCOMMODATION**

***First Floor***

Bedroom 1	3.42m x 3.86m	With access to eaves storage, timber floor, walk-in wardrobe and shower room ensuite
Ensuite	2.48m x 1.72m	Fully tiled, shower stall with power shower, w.c. and w.h.b.
Closet		
Office	2.74m x 2.67m	With timber floor.
Bathroom	2.72m x 1.71m	Jacuzzi bath with mixer taps, w.c., w.h.b, and tiled floor.
Bedroom 2	3.81m x 2.68m	With timber floor and walk-in wardrobe.
Walk-in Hotpress		

**Total Floor Area: c. 180 sq.m. ( c. 1,937 sq.ft.)**





## Features

- Peaceful coastal setting
- Nature lovers & bird watchers paradise
- Spacious family home with dedicated home office
- Excellent family accommodation

## Outside

- Gravelled driveway/forecourt
- Paved patio area
- Mature gardens with lovely sunny aspect
- Detached garage

## Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH and SFCH

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

**DIRECTIONS:** Eircode: Y35Y3K0







Floor 0

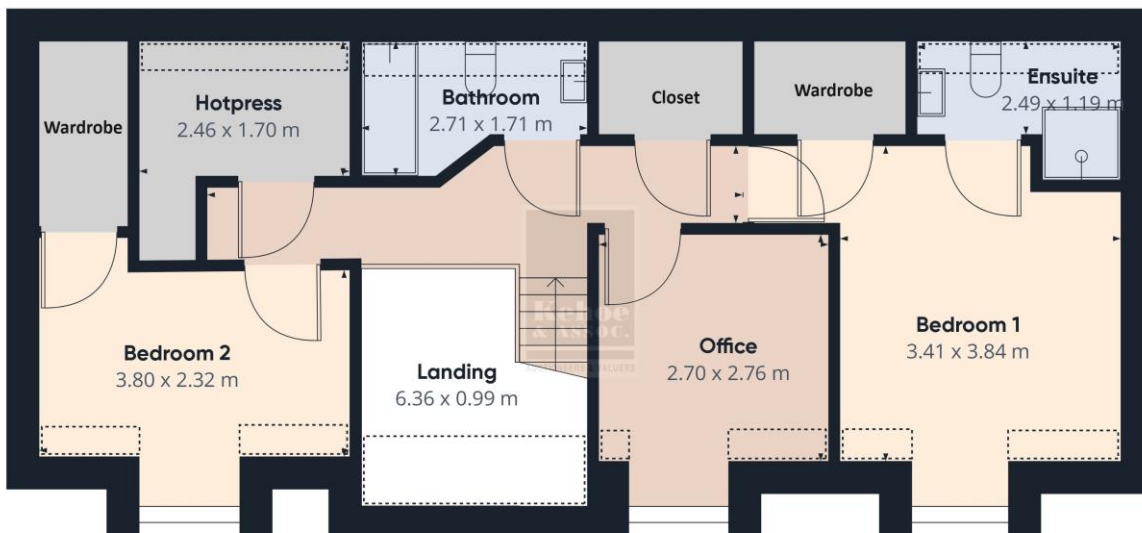
**Approximate total area<sup>(1)</sup>**  
115.42 m<sup>2</sup>  
**Reduced headroom**  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
58.74 m<sup>2</sup>  
**Reduced headroom**  
4.91 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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GIRAFFE360

**Building Energy Rating (BER): C2 BER No. 117606228**  
**Energy Performance Indicator: 187.97 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 this firm. PRA No. 002141

