

FOR SALE

AMV: €420,000

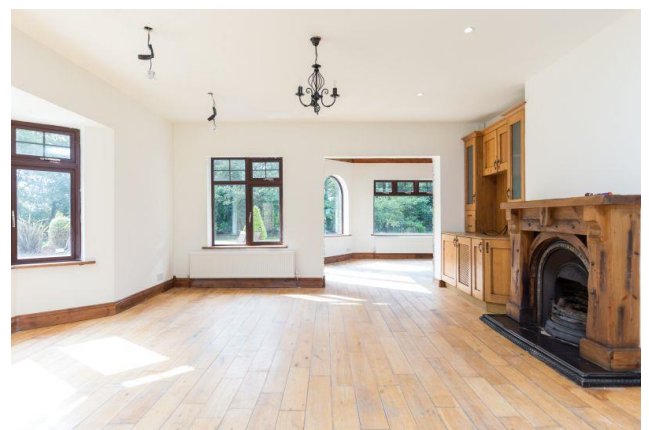
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Stable, Ballygarrett, Co. Wexford

- Substantial 4 bedroomed family home with 3 bedroomed detached Chalet/Granny Flat located close the village of Ballygarrett c. 20 minutes' south of Gorey town and c. 30 minutes' north of Wexford Town. The beautiful sandy beach at Old Bawn is only 1 km away literally at the end of the road.
- Set on a mature and exceptionally private site extending to c. 1.2 acres with mature landscaped gardens, hardcore drive/forecourt with ample car parking.
- Accommodation briefly comprises, entrance hallway, family room, sunroom, kitchen, utility room, 4 bedrooms, walk-in storage closet, 2 bathrooms and 2 storage rooms.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393

Spacious 4 bedroomed family home with 3 bedroomed self-contained chalet set on a c. 1.2 acres private site. The property is approximately 20 years old and was built to a very high standard with high quality finish throughout, slate roof and maintenance free stone/brick exterior. Conveniently located only 4 km from the nearby village of Ballygarrett and some excellent amenities including shops, primary school, church, pubs etc. The beautiful sandy beach at Old Bawn and fabulous Wexford Coastline with endless kilometers of beaches to enjoy is only 1 km from the property. Old Bawn is said to be located on one of the longest beaches in Europe stretching all the way from Cahore Point to Wexford. This property is a substantial family home with generously proportioned well laid out accommodation. With this property there is also the added bonus of the self-contained Chalet or Granyflat which would be perfect visitors or extended family to reside. Approached by a gated stone and brick entrance, hardcore drive and extensive forecourt to the front with ample carparking. Nicely landscaped mature private gardens with some interesting features including an ornamental bridge over the moat/duck pond and tree house. The property is presented to the market freshly decorated in excellent condition. Early viewing of this superb family home comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates 053 9144393.



Accommodation

Entrance Hallway	5.88m x 2.38m	Timber floor with oak open string stairs.
Family Room	5.59m x 5.58m	With feature cast iron open fireplace, built-in display cabinet. Arch through to kitchen and sunroom:
Sunroom	4.58m x 3.32m	With feature stone and brick wall, vaulted ceiling, timber floor and French doors to garden.
Kitchen	4.55m x 3.64m	With excellent range of solid wood built-in units. Range master gas and electric cooker, Zanussi coffee machine, fridge-freezer, dishwasher, island unit, part-tiled walls and timber floor.
Utility Room	2.20m x 2.70m	With excellent range of built-in storage presses, integrated microwave, washing machine and dryer, built in deep-fat fryer, part-tiled walls and tiled floor and door to outside.
Toilet	1.85m x 0.96m	With w.c, w.h.b and tiled floor.
Bedroom 4	4.06m x 3.19m	
Shower Room		Fully tiled, shower stall with power shower, w.c and w.h.b.
Ensuite		
Sitting Room	4.16m x 4.53m	With feature cast iron open fireplace.
First Floor		
Bedroom 1	4.32m x 4.63m	With excellent range of built in wardrobes. Door to:
Jack & Jill Bathroom	3.48m x 3.52m	With tiled walls, shower stall with electric shower, double jacuzzi bath, vanity w.h.b, w.c and laminate floor
Under stairs storage closet		
Walk-in storage closet and hotpress.		
Bedroom 2	3.98m x 2.70m	With built-in wardrobes.
Bedroom 3	5.26m x 3.31m	
Oak stairs to Second Floor		
Storage Room	6.89m x 2.12m	With timber floor, R&V sheeted ceiling and velux roof light.
Storage Room	4.66m x 2.12m	With timber floor, R&V sheeted ceiling.

Total Floor Area: c.242 sq.m. / (c.2,605 sq.ft)

Features

- Spacious family home
- Attractive stone/brick exterior
- Self-contained chalet/granny flat
- Close to village amenities
- Only 2km from Cahore Beach

Outside

- Gated entrance
- Spacious c. 1.2 acre site
- Nicely landscaped gardens
- Hardcore drive/forecourt
- Very private site

Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH



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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FIRST FLOOR



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Chalet Accommodation

Entrance Hallway 5.60m x 1.90m

Kitchen/Dining Room 7.10m x 5.4m

With tiled floor

With excellent range of built-in floor and eye-level units, hob, extractor, oven, dishwasher, washing machine and fridge freezer. Part tiled walls, tiled floor and French doors to garden.

Bedroom 3 3.55m x 3.00m

Toilet 2.75m x 2.60m

With w.c, vanity w.h.b and tiled floor.

First Floor

Bedroom 1 4.50m x 3.55m

Ensuite

With shower room ensuite and storage closet.

Shower stall with power shower, w.c and w.h.b. Part-tiled walls and tiled floor.

Bedroom 2 4.50m x 4.15m

Ensuite

With shower room ensuite and storage closet

Shower stall with power shower, w.c and w.h.b. Part-tiled walls and tiled floor.

Total Floor Area: c.127 sq.m. / (c.1,367 sq.ft)



GROUND FLOOR

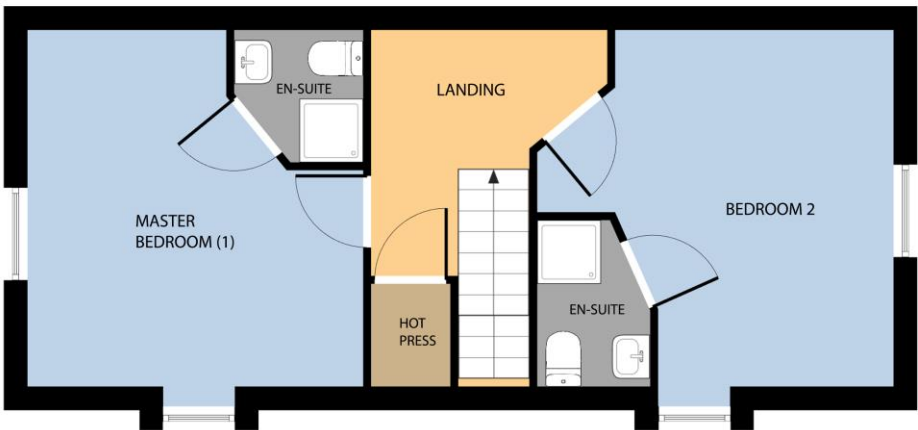


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Old Bawn Beach





DIRECTIONS: Located just off the R742 from Kilmuckridge head towards Ballygarrett and take the turnoff to the right signposted for 'Old Bawn' and Cahore. Proceed down this road and the property is on the left-hand side. For Sale Sign. Eircode: Y25P924 and Y25X0V8.

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Building Energy Rating (BER): C3

BER No.: 111645834

Energy Performance Indicator: 220.67 kWh/m²/yr

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