

FOR SALE

AMV: €425,000

File No.333. BF



Coonogue, Adamstown, Enniscorthy, Co. Wexford

- Spacious Georgian style residence constructed in 2000 and finished to a high standard with quality finish throughout.
- Superb family home with bright and airy well laid out accommodation that combines the classic feel of a country residence with all the facilities of a modern home.
- Peaceful country setting only 3.8 km from the village of Adamstown with an excellent array of amenities on offer including schools, shops, post office, filling station, church, community centre and sports clubs.
- Viewing is strictly by prior appointment with the joint Selling Agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 91 44393 or Quinn Property Gorey at 053 94 80000.

**Kehoe
& ASSOC.**

**QUINN
PROPERTY**





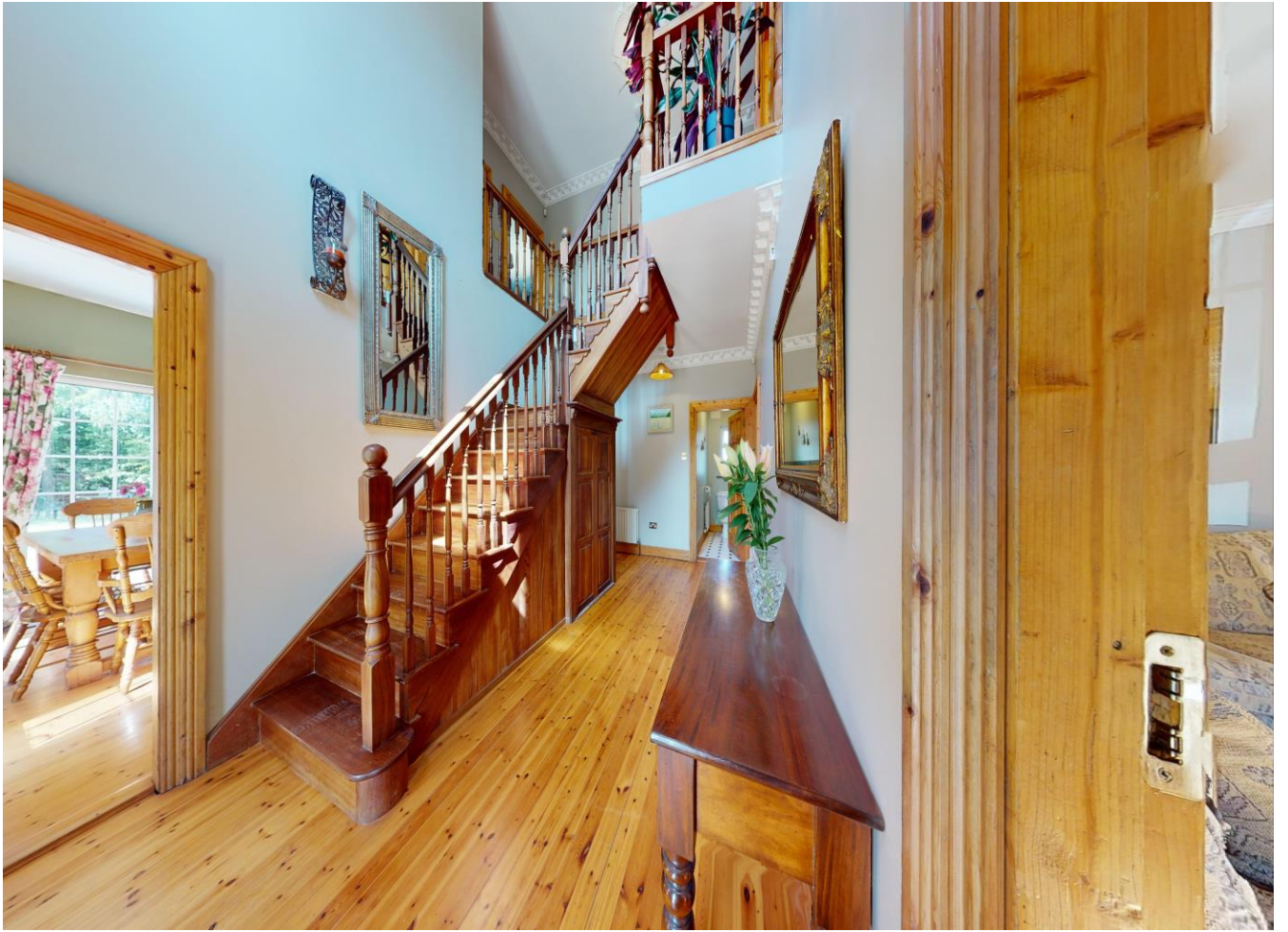
Coonogue, Adamstown, Enniscorthy, Co. Wexford

Description: Spacious Georgian style residence constructed in 2000 and finished to a high standard with quality finish throughout. Only 3.8 km from the village of Adamstown with an excellent array of amenities on offer including schools (pre-school, primary and secondary schools), shops, post office, filling station, Sports medicine and physiotherapy clinic, church, community centre and athletics and sports facilities. Centrally located only 8km off the N25, 23 km from Wexford Town, 18 km from Enniscorthy Town, 20 km from New Ross Town and 18km from the M11.

The interior finish includes coving in the entrance hall, reception rooms and landing, bespoke solid wood staircase, pipi oak kitchen units, feature fireplaces and fully tiled bathrooms. The spacious accommodation is free flowing, bright and airy, it combines the classic feel of a country residence with all the facilities of a modern home. Perfectly positioned elevated patio area accessible from both the utility room and living room with lovely sunny aspect and stunning countryside views the spot for outdoor dining, an evening barbeque and entertaining.

The garden has been carefully planned for easy maintenance and hosts an interesting collection of ornamental/flowering shrubs and plants. For the gardening enthusiast there is a sheltered garden planted with a selection of fruit trees, plenty of scope to develop a productive kitchen garden and ample of space for kids play and enjoy the freedom of the countryside. There is also a separate 1 acre paddock and stable ideal for the family pony.









ACCOMMODATION

Ground Floor

Entrance Hallway	5.29m x 3.07m	With hardwood stairs to first floor, cloaks closet, timber floor.
Family Room	4.02m x 4.26m	Elevated fireplace with solid fuel stove and timber floor
Kitchen / Dining	7.64m x 4.29m	With built in floor and eye level units, hob, double oven, extractor, Belfast sink and integrated dishwasher Part tiled walls, part timber floor/part tiled floor and sliding patio doors to garden.
Utility Room	1.96m x 2.38m	With excellent range of storage presses, plumbing for washing machine, tiled floor and door to outside
Sitting Room	6.47m x 4.26m	With elevated marble open fireplace, timber floor and sliding patio doors to elevated patio.
Toilet	2.20m x 0.99m	With w.c, w.h.b and tiled floor





First Floor

Bedroom 1	4.29m x 4.05m	With Timber floor and shower room ensuite.
Ensuite	3.46m x 1.87m	Fully tiled with walk-in shower, w.c, and w.h.b.
Hotpress		With dual immersion.
Bedroom 2	4.27m x 2.94m	With Timber floor.
Bathroom	4.28m x 2.21m	Fully tiled, with Jacuzzi bath, w.c, w.h.b and shower stall with electric shower.
Bedroom 3	3.09m x 3.57m	With Timber floor.
Bedroom 4	4.29m x 3.97m	With Timber floor.

Spiral Stairs to Attic Level

Storage Room 1	4.89m x 2.05m	With access to eaves storage
Storage Room 2	2.47m x 2.02m	Storage room with water tanks
Storage Room 3	4.30m x 3.73m	With access to eaves storage

Total Floor Area: c. 172 sq.m. (c. 1,850 sq.ft.)

Attic Level: c. 46 sq.m. (c. 495 sq.ft.)



OUTBUILDINGS

Storage Shed	4.65m x 2.65m	With roller shutter door, lights and power sockets.
Garage/Gym	5.57m x 4.65m	With roller shutter door, pedestrian door, lights and power sockets.
Stable	4.65m x 3.38m	With lights and water.







Features

- Period Georgian style
- Spacious family home
- Central location
- Village amenities close by

Outside

- c. 0.81 hectares/2 acres
- Mature gardens
- Gravelled drive/forecourt and rear yard
- Garage/Gym, storage shed and stable

Services

- Mains electricity
- Private water supply
- Septic tank
- OFCH
- Fully alarmed

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DIRECTIONS: Eircode Y21CK85

Building Energy Rating (BER): C2 BER No. 116469206

Energy Performance Indicator: 180.45 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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