

FOR SALE

AMV: €395,000

File No. D716.BF



Cuan na Mara, Glenbough Curracloe, Co. Wexford

- Cuan na Mara is set on an elevated circa 4-acre site with a wooded valley and stream boundary, this deceptively spacious three-bedroom detached bungalow offers exceptional privacy and a peaceful countryside setting — just 1.5km from the heart of Curracloe Village.
- Enjoy the perfect blend of rural seclusion and convenience, with local village amenities just minutes away. The breathtaking Curracloe Beach, its expansive dunes, and the Raven Forest with endless kilometers of walking trails are just a short 3.5km walk or five-minute drive.
- Located just 15 minutes from Wexford Town, this charming property offers the best of both worlds — an idyllic permanent home or stunning coastal retreat.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**



Cuan na Mara, Glenbough Curracloe, Co. Wexford

***Deceptively Spacious Detached Bungalow on c. 4 Acres
with Woodland & Stream***

Set on an elevated circa 4-acre site with a wooded valley and stream boundary, this deceptively spacious three-bedroom detached bungalow offers exceptional privacy and a peaceful countryside setting — just 1.5km from the heart of Curracloe Village.

Enjoy the perfect blend of rural seclusion and convenience, with local amenities including a hotel, pub, shop, post office, primary school, and church just minutes away. The newly opened Ravenport Resort lies only 2.4km down the road, while the breathtaking Curracloe Beach, its expansive dunes, and the Raven Forest with endless kilometers of walking trails are just a short 3.5km walk or five-minute drive.

Constructed in the late 1990s, the home has been well maintained and is presented in good condition throughout. Light-filled and thoughtfully laid out, the accommodation includes an entrance hallway with vaulted ceiling, spacious sitting room, kitchen and utility, three generous double bedrooms, family bathroom, and ensuite shower room.

Outside, the site is a true sanctuary with simple, low-maintenance gardens featuring ornamental trees and flowering shrubs surrounding the home. A gravel drive and forecourt provide ample parking, and a sheltered patio area at the rear is ideal for outdoor dining or evening barbecues. The wooded valley and gently flowing stream along the boundary create a tranquil habitat for birds and wildlife.

Located just 15 minutes from Wexford Town, this charming property offers the best of both worlds — an idyllic permanent home or stunning coastal retreat. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	4.12m x 3.63m	With vaulted ceiling and part tiled floor.
Sitting Room	4.24m x 3.93m	With cast iron open fireplace, coving, centrepiece, recessed lighting and sliding patio doors to garden.
Kitchen	5.65m x 3.54m	With excellent range of floor and eye level units, gas hob, extractor, oven, dishwasher, fridge freezer, part tiled walls and tiled floor.
Utility Room	2.33m x 1.60m	With worktop, washing machine, built-in shelving, tiled floor and door to outside.
Bathroom	3.55m x 2.32m	With bath, w.c., w.h.b., part tiled walls and tiled floor.
Hotpress		With dual immersion.
Bedroom 1	3.72m x 3.56m	With built-in wardrobes and shower room ensuite.
Ensuite	1.72m x 1.73m	Tiled shower stall with electric shower w.c., w.h.b. and tiled floor.
Bedroom 2	3.39m x 2.67m	
Bedroom 3	3.32m x 2.82m	

Total Floor Area: c. 107.76 sq. m. (c. 1,160 sq. ft.)



Features

- Exceptionally private site.
- Attractive detached bungalow
- Walking distance Curracloe Village.
- Presented in excellent condition

Outside

- c. 4 acre plot with wooded valley
- Simply landscaped mature gardens
- Gravel drive/forecourt
- Sheltered patio area

Services

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

NOTE: The sale is inclusive of all curtains, blinds, light fittings, gas hob, extractor, oven, dishwasher, fridge freezer and washing machine.

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

DIRECTIONS: Eircode: Y21CT89





Building Energy Rating (BER): D2 BER No. 118601954
Energy Performance Indicator: 277.68 kWh/m²/yr

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

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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