

FOR SALE

AMV: €575,000

File No. d362.CWM



‘Mountain Ridge’, Bargy Commons, Murrintown, Co. Wexford

- Beautiful private location nestled within the forests on a private lane.
- The property is less than 10 minutes’ drive from the N25 connecting to Wexford town, to Dublin and beyond.
- A 4-bedroom bungalow extending to c. 218 sq.m. / 2,346 sq.ft., on a site of c. 1.3 acres
- New bespoke crafted Evoke kitchen with Siemens appliances throughout.
- Garden cabin installed in 2018, extending to c. 25 sq.m. / 269 sq.ft. – ideal work from home space/studio.
- Acc. entrance porch, hallway, large sitting room, kitchen dining room with living space and open plan leading to the sunroom, utility room, master bedroom with ensuite, second bedroom with ensuite and two further bedrooms with a large family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Mountain View’, Bargy Commons, Murrintown

‘Mountain Ridge’ is situated less than ten minutes from the N25 ring road connecting to the N11/M11 Motorway, approximately 12 minutes’ drive from Wexford Town Centre and 18 minutes’ from Rosslare Strand. This is a superb location for those seeking easy access to Dublin or indeed Europe via the Rosslare Europort.

The property is situated in a wonderful countryside setting adjacent to the forest of Corramacorra in one of the most popular Wexford suburb locations at Murrintown. All amenities are close to hand including a choice of primary. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and South East Technology University Wexford Campus. Also on offer is a school transportation service to the New Ross district schools including the Good Counsel, CBS, The Mercy and Holy Faith. Wexford General Hospital, Wexford Local Authority Offices and Department of Environment offices are all reached within 8 minutes’ drive. and bus services to a variety of secondary schools.

Murrintown community is vibrant offering many sporting activities for all ages ranging from community centre activities, children’s playground, soccer pitch, riding stables, cross country course and close by is the popular St. Martins GAA Club, Wexford Rugby Club and Wexford Boat Club. For those with an equestrian interest in mind, there are a number of horse-riding schools to choose Kingsford Equestrian Centre and Shelmalier Stables, there is also a full cross-country course at Forth Mountain Stud.



Kehoe & Assoc are delighted to offer this newly refurbished bungalow at 'Mountain Ridge' a wonderfully appointed home extends to c. 218 sq.m. / 2,346 sq.ft. On arrival to the property you enter a private laneway where the house is nestled at the end adjacent to the forest. The gardens offer mature hedging and ornate trees all set on c. 1.3 acres.

To the rear of the property is the garden cabin installed in 2018 to a high standard finish, this would make an ideal home office /studio. There is a detached garage, built to exacting standards, extending to c. 387 sq.ft.

The high standards continue throughout the property accommodations. The quality of bespoke fitted kitchen crafted by Evoke Kitchens is complimented with Siemens appliances throughout. The residence is free-flowing and has well-appointed accommodation which has been tastefully decorated and very well maintained. There are 4 bedrooms, 3 bathrooms and plenty of reception space. The open plan kitchen, living and sunroom / dining room is south facing with French door access to a concrete patio area.

A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Porch	3.70m x 1.74m	Timber laminate flooring, alarm, telephone, Broadband & electrical points.
Entrance Hallway	3.94m x 1.98m	Timber laminate flooring, recessed lights. Door to:
Sitting Room	6.70m (max) x 5.99m	Timber laminate flooring, dual aspect windows overlooking side garden & front drive, large feature bay window overlooking front garden. Recessed wall with space for flat screen t.v., feature electric insert fire. Electrical & t.v. points. Recessed lights, ceiling height of 3.25m
Kitchen/Living Room	7.75m x 5.95m	Tiled flooring, dual aspect with windows overlooking rear & side gardens. Newly installed bespoke Evoke kitchen (2019) - floor & eye level cabinets, newly installed in 2019. Built-in Siemens electrical appliances including an induction hob with downward draught & extractor fan over. Siemens double grill & oven, Siemens combi-oven & Siemens coffee machine. Siemens tall larder style fridge, with drawers. Integrated Whirlpool dishwasher. Schock sink and drainer with chrome taps. Large centre island with wine rack & breakfast bar. Living Area – feature fireplace with solid fuel stove, recessed lights, t.v. & electrical points.
Dining Room/ Sun Room	4.79m x 3.56m	Timber laminate flooring, sun-room style wrapped with window glazing, French doors leading out to south facing patio. Recessed lights & t.v points. Perfectly positioned to enjoy the countryside & forestry privacy.
Utility Room	2.96m x 2.38m	Tiled flooring, built-in floor & eye level presses, Indesit washing machine, counter space & single drainer stainless steel sink unit. Door to outside with pet-safe door.
Pantry	1.96m x 1.58m	Timber laminate flooring with open shelves. Electrical & telephone points.
Corridor leading to bedroom quarters	12.73m x 1.15m	Timber laminate flooring, double windows overlooking courtyard drive.
Hotpress	1.77m x 1.69m	Dual fuel immersion, ample shelves and rails.







Hotpress	1.77m x 1.69m	Dual fuel immersion, ample shelves and rails.
Family Bathroom	4.62m x 2.95m	Fully tiled, corner Jacuzzi bathtub with chrome taps & showerhead, wall mounted mirror & cabinets. Large separate glass enclosed shower stall with rainwater showerhead. W.C., wash hand basin with double cabinets underneath, feature tiled splashback, mirror with lighting & Bluetooth. Recessed lights.
Master Bedroom	5.37m x 4.51m	Carpeted flooring, large feature bay window overlooking front gardens. Built-in Sliderobes & open shelves, upright radiators. Electrical & t.v. points.
En-suite	2.94m x 1.45m	Fully tiled, large glass enclosed shower stall with rainwater showerhead, w.h.b. with cabinets underneath, mirror & lighting built-in. Wall-mounted mirrored cabinets, chrome towel rail, w.c.
Bedroom 2	4.67m (max) x 4.18m	Timber laminate flooring, large window overlooking rear garden, built-in wardrobes & drawers, electrical points.
En-suite	2.94m x 0.95m	Fully tiled, enclosed shower stall with rainwater showerhead. Wash hand basin with cabinets underneath and mirror & cabinets overhead. Chrome towel rail, w.c.
Bedroom 3	4.65m x 3.27m	Timber laminate flooring, large window overlooking rear garden, built-in wardrobes & drawers, electrical & t.v. points.
Bedroom 4	4.67m x 3.28m	Timber laminate flooring, large window overlooking rear garden, Stira access to attic.
Total Floor Area: c. 218 sq.m. / 2,346 sq.ft.		



Garden Cabin

Installed in 2018. South facing elevated patio and enclosed vegetable garden adjacent. This is an ideal work from home space / studio, with separate electric heating system and is also alarmed. Extending to c. 25 sq.m. / 269 sq.ft.



ACCOMMODATION

Open Plan	4.90m x 3.30m (max)	Timber laminate flooring, two windows overlooking forestry and vegetable garden. Kyros built-in kitchenette space with storage and drawers underneath the worktop. Electrical points. Door to:
Sitting Room	3.41m x 2.42m	Timber laminate flooring, door access to south facing patio. Floor to ceiling window overlooking gardens. Electrical points, Kyros electric heating system.
Shower Room	1.51m x 1.41m	Timber laminate flooring, floor to ceiling tiled surround, enclosed shower stall with Triton T90t8 electric shower. Towel rail, w.h.b. with cabinets underneath, mirror cabinet overhead, w.c.

Total Floor Area: c. 25 sq.m. / 269 sq.ft.





Detached Garage 9.01m x 5.98m Pedestrian side door access, double door car access. Concrete floors, two windows, dual aspect overlooking Garden cabin and south-facing gardens. Electrical points.
Extending to a total of c. 36 sq.m. / 387 sq.m.



Features

- 4 bedrooms, 3 bathrooms.
- Extending to c. 218 sq.m. / 2,346 sq.ft.
- Detached bungalow built in 2003
- Private cul-de-sac
- New fitted kitchen
- Garden cabin built in 2018.
- Newly installed condensing boiler in 2016

Outside

- Site extends to c. 1.3 acres
- Adjacent to forestry, offering privacy
- Separate garage extending to c. 36 sq.m. / 387 sq.ft.

Services

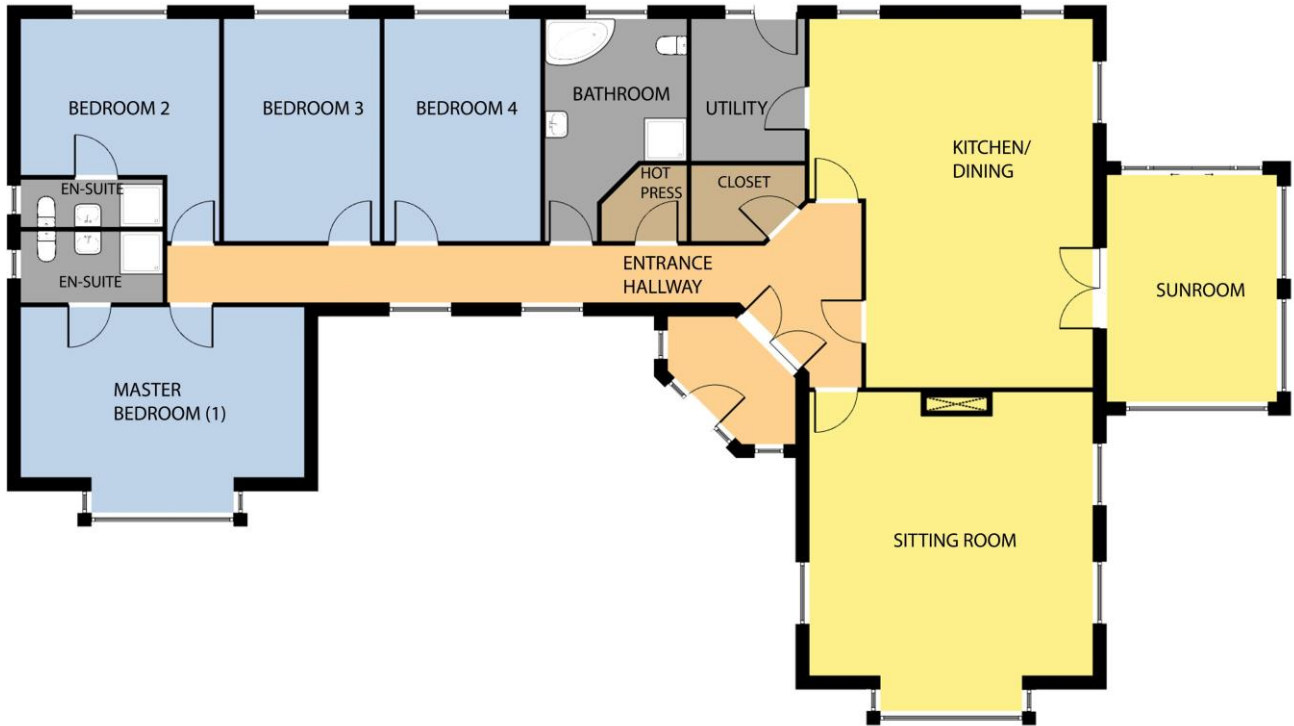
- Mains water
- Biocrete Treatment Plant System
- OFCH
- Solid fuel stove
- Fibre Broadband
- Alarm

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 Y732



GROUND FLOOR



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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): C1 BER No. 105791263
Energy Performance Indicator: 154.5 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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. PRSA No. 002141