

# FOR SALE

AMV: €395,000

File No. d125.CWM



## ‘Meadow View’, Waddington, Harperstown, Co. Wexford

- A rural meadow escape in the Wexford countryside, only 10 minutes from Wexford town.
- This family home contains 4 bedrooms, 3 bathrooms, extending to c. 181 sq.m. / 1,905 sq.ft.
- The grounds and meadowed gardens extend to c. 1.3 acres.
- Accommodation comprises; entrance hallway, open plan kitchen/dining/living room, utility room, sitting room, formal dining, ground floor bedroom, guest w.c. and family bathroom. Upstairs there are three bedrooms and new bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



## **‘Meadow View’, Waddington, Harperstown**

Kehoe & Assoc are delighted to present this superb residence, Meadow View, situated at Harperstown just off the Newline/ Duncannon Line R733. This is countryside living with easy access to Wexford town within ten minutes, located in a very accessible location and central location to a number of rural villages at only 4km from Taghmon, 6km from Cleariestown, 8km from Duncormick, approximately 9km from Wellingtonbridge and some 9km from Murrintown Village. Sandy beaches of Duncannon, Kilmore and Bannow Bay are a short 20 minute drive away. Here you are surrounded by a host of coastal beaches, walks and treks. The Blue Flag Marian of Kilmore Quay is only a 15 minute drive away with a host of award winning restaurants and the annual Seafood Festival. This fun and lively area offers a wide range of marine leisure facilities including fishing, boating and water sports.

A choice of primary schools and secondary schools with school transportation service to the nearby Wexford district schools including the Loreto, the Presentation, CBS, St. Peters, Selskar College and IT Carlow Wexford Campus, which is soon to become part of the South East Technological University.

There are a number of horse-riding schools to choose from and also a full cross-country course at Forth Mountain to the north and Wexford Equestrian Centre to the south.



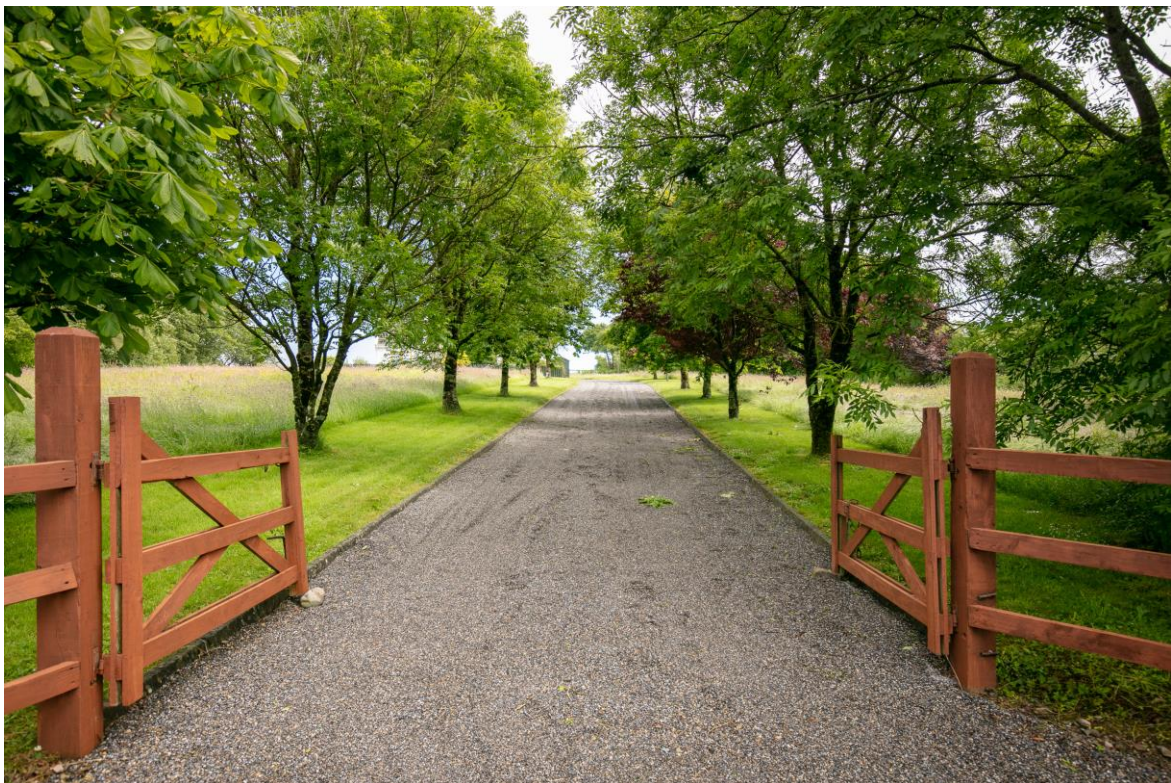


The gardens and meadows extend to c. 1.3 acres with an elegant tree lined driveway rising up from the roadside to this sublime oasis.

Inside this home is warm and welcoming offers 4 bedrooms (an option of a 5th bedroom), 3 bathrooms and extends to c. 181 sq.m. / 1,950 sq.ft. The property has been wonderfully maintained with quality finishes throughout, spacious rooms and free-flowing living accommodation with generous storage spaces throughout.

Outside the meadows draw you in and watching them dance in the wind in meditating. A fully secured site with gated entrance and defined boundaries throughout.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



## **ACCOMMODATION**

Entrance Hallway	4.25m x 2.70m	Carpet flooring, storage closet and stairs to first floor
Kitchen/Dining Room	7.55m x 3.96m	Dining Room - carpet flooring, solid fuel stove, dual aspect windows and French doors leading to side garden. Kitchen – tiled flooring, floor & eye level cabinets, built-in fridge-freezer, Powerpoint double oven with extractor fan overhead, double drainer stainless steel sink unit, window overlooking rear garden.
Utility Room	2.68m x 2.00m	Tiled flooring, plumbed for washing machine & dryer, worktop space with wall-mounted presses, internal Firebird burner, door leading to rear garden.
Corridor	4.10m x 1.87m	Carpet flooring
Formal Dining Room	3.96m x 3.09m	Carpet flooring, tv., electrical & telephone points. Two windows overlooking front meadow gardens
Sitting Room Snug (5 <sup>th</sup> Bedroom)	3.99m x 3.39m	Carpet flooring, French doors to front garden, timber panel ceiling with recessed lights, telephone point, dual aspect windows.
Bedroom 4	4.96m x 3.18m	Carpet flooring, two windows overlooking rear garden, electrical points.
Guest W.C.	2.35m x 0.98m	Tiled flooring, w.c., w.h.b. with tiled splashback, mirror and lighting overhead.
Family Bathroom	3.18m x 2.10m	Tiled flooring, corner bath with tiled wall surround and overhead Triton T90i shower. Wall mounted cabinet, open shelves, w.c., w.h.b. with tiled splashback, mirror and lighting overhead.
<b>Solid timber staircase to first floor</b>		
Spacious Landing	6.38m (max) x 2.00m (max)	Timber flooring.
Master Bedroom	5.40m (max) x 4.34m	Timber flooring, dual aspect Velux windows. Attic access.
Bedroom 2	4.16m x 3.93m	Timber flooring.
Bedroom 3	3.99m (max) x 3.29m	Timber flooring, large Velux window overlooking front garden.
Family Bathroom 2	2.57m x 1.61m	Timber flooring, large corner glass shower, fully tiled, Triton AS2000x shower, w.h.b. with built-in shelving, integrated w.c.

**Total Floor Area: c. 181 sq.m. / 1,950 sq.ft.**









## Features

- Superbly appointed property
- Extending to c. 181 sq.m. / 1,950 sq.ft.
- 4 bedrooms, 3 bathrooms
- Turn-key condition
- Bright & spacious accommodation

## Outside

- A private meadow oasis
- Tree-lined and stone driveway
- Gated property
- Garden shed
- c. 1.3 acre site

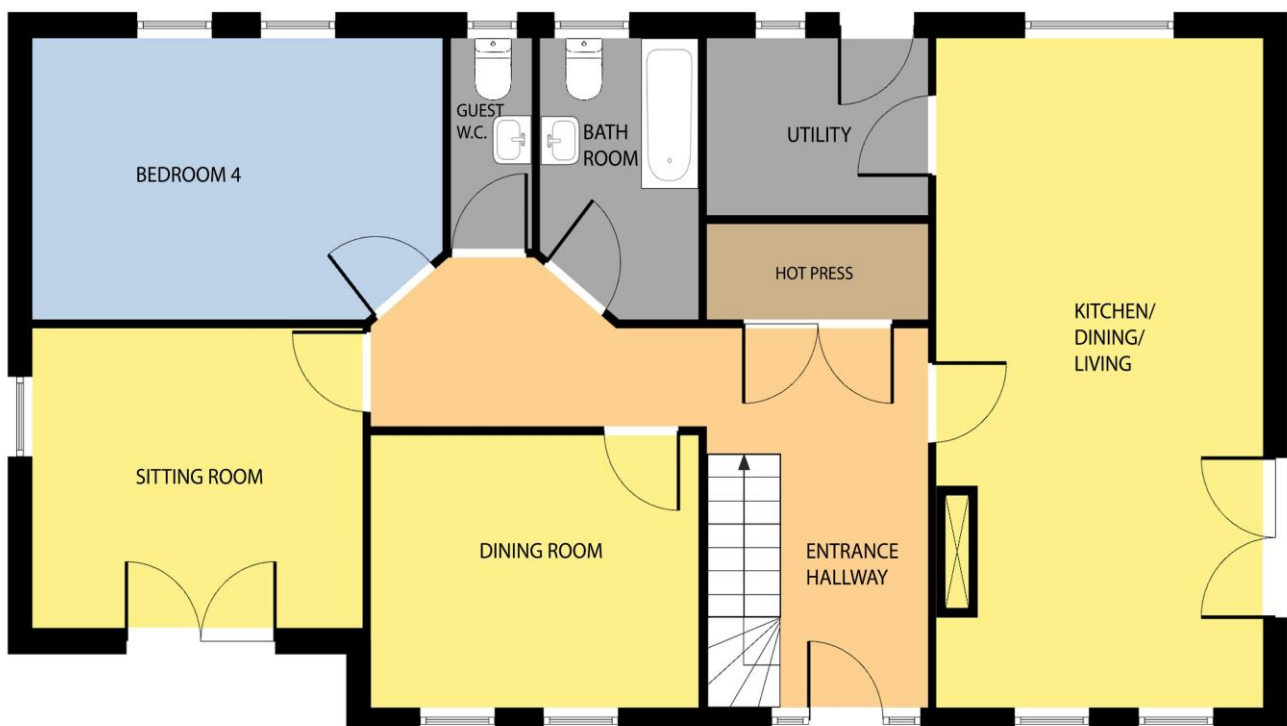
## Services

- Private well
- Septic tank
- OFCH
- Broadband

**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 FY07

GROUND FLOOR



FIRST 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 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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**Building Energy Rating (BER): C3      BER No. 115017170**  
**Energy Performance Indicator: 215.86 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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