



BW/R797/KKOB

FOR SALE BY PRIVATE TREATY

## **‘SERENITY’, NEWCASTLE, NEWBAWN, CO WEXFORD Y35 DX82**

**Impressive 5+ bed / 2 en-suite home with large garage,  
several outbuildings & countryside views plus opportunity to convert to 8 bedrooms!**



**BER B2**

**Guide Price: €650,000**

This impressive and well-appointed Dormer-style residence, comprising approximately 285 m<sup>2</sup> and constructed circa 2005, features spacious and light-filled accommodation, high-quality finishes, exceptional architectural details, and tasteful décor, all maintained in excellent condition. The property offers considerable flexibility, including the potential for conversion to extend to 8 bedrooms (subject to planning approval). Existing repurposed spaces within both the main house and garage provide straightforward options for additional rooms and the opportunity for expansion.

A distinctive American-style front porch provides a year-round sheltered outdoor space for relaxation, overlooking approximately 0.8 acres of mature, landscaped grounds complete with a private rear lawn and patio area offering scenic countryside views. The property includes several premium outbuildings: a large, detached garage with separate gated access, electricity and heating installed, making it ideal for conversion to additional living space/granny flat if desired. Additionally, there is a substantial steel workshop/shed and four further storage sheds.

This property is just minutes from the villages of Newbawn and Foulksmills, and conveniently close to all the amenities in Wellingtonbridge and New Ross. Situated just minutes from the N25, it offers direct access to Wexford, Rosslare Europort and Waterford, and on the doorstep of the Hook Peninsula with extensive coastline and beaches. To appreciate this truly magnificent family residence, viewing is highly recommended!

### **TOP QUALITY HOME WITH ADDED POTENTIAL!**

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves

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## Accommodation:

- Entrance Hall** - **5.86m x 2.97m** PVC entrance door with sidelights, tile flooring with centre piece design, ceiling coving hand crafted painted wooden staircase.
- Inner Hallway** - **5.21m x 1.27m** tile flooring and ceiling coving.
- Living Room** - **6.57m x 4.96m** semi-solid wood flooring, ceiling coving, metal fireplace with wood mantel and back boiler, concealed sliding Walnut doors to dining room.
- Kitchen / Dining** - **9.20m x 4.17m** tile flooring, recessed lighting, painted solid wood cabinets, solid wood counter tops, tile splash back, double porcelain sink, SMEG double electric oven with 7-ring gas top, dishwasher, fridge/freezer, centre isle with laminate top, solid fuel stove, concealed sliding Walnut doors to living room and door access to utility.
- Utility Room** - **3.31m x 2.58m** tile flooring, ceiling coving, built-in eye-and waist level wooden cabinets and shelving, laminate counter tops, sink unit, washer / dryer hook-up, hot press / linen closet and back door access to rear garden area.
- Bedroom 1** - **4.47m x 2.94m currently used as a TV room**, laminate wood flooring and ceiling coving.
- Bedroom 2** - **4.47m x 2.98m** laminate wood flooring, ceiling coving and built-in wardrobes.
- Bedroom 3** - **5.18m x 4.28m** laminate wood flooring, ceiling coving and **Jack & Jill en-suite (2.79m x 1.53m)** with tile flooring, half-tiled walls, WC, WHB and glass enclosed shower unit – shared with Bedroom 3.
- Bedroom 4** - **4.19m x 4.17m** laminate wood flooring, ceiling coving and en-suite.
- Bathroom** - **4.15m x 3.80m** tile flooring, fully tiled + painted wood panelled walls, heated towel rail, elevated Double Jacuzzi bathtub with overhead shower, WC, WHB and built-in TV cabinet - a perfect place to unwind!
- Top Lounge (up)** - **6.43m x 4.04m** laminate wood flooring, vaulted ceiling with recessed lighting, dormer window + skylight with beautiful countryside views, door access to storage rooms 1 + 2 and oversized French doors to Master-bedroom 4. Could be converted to a bedroom (subject to planning).
- Storage 1 (up)** - **4.51m x 3.21m** currently used as office with laminate wood flooring, vaulted ceiling with skylight and access to **Storage 2 (2.62m x 3.21m)**. Could be converted to a bedroom (subject to planning).
- Bedroom 5 (up)** - **6.43m x 5.10m** laminate wood flooring, vaulted ceiling with recessed lighting, dormer window and 2 skylights, walk-in wardrobe 2.80m x 2.65m and en-suite.
- En-Suite (up)** - **3.32m x 2.80m** tile flooring, vaulted ceiling and skylight, WC, WHB and glass enclosed shower unit.

## Property Features and Services:

- Impressive 5+ bed / 2 en-suite Dormer Residence in immaculate condition.
- Spacious living areas with top finishes & fittings throughout, TV points in all rooms.
- Potential for conversion to accommodate up to 8 bedrooms (subject to planning approval).
- Full size **American-style front porch (20m x 2.40m)** – ideal for relaxing / entertaining.
- Walls, piers and electric metal gates, kerbed & concrete driveway to front, side & rear.
- C 0.8 acres mature and nicely landscaped grounds with Countryside Views.
- Slate roof, white PVC double glazed windows, fascia and soffit.
- **Detached garage (21.50m x 8.20m)** solid block-built to match house, slate roof, incorporates garage, 2 large storage rooms, kitchen unit, WC and more, **attic storage (9.25m x 4.60m)**, separate entrance with electric metal gates and independent heating system and ESB connection. Ideal for conversion into additional living space/granny flat if desired.
- Large **steel work shed (15m x 9m)** with roll-up door, electric and plumbing, **solid block shed (5m x 3m)**, **metal shed 1 (6m x 2m)**, **metal shed 2 (6m x 4m)** and **wooden shed (5m x 3m)** and 4 outside water outlets plus multiple outdoor sockets.
- Minutes' drive to amenities and schools of Newbawn, Foulksmills & Wellingtonbridge.
- Minutes to the N25, Wexford, Waterford, Rosslare Europort, as well as the stunning South Wexford coastline.
- Private well, Bio-septic system, ESB, O.F.C.H., solid fuel stove and fireplace with back boiler. Sky TV, Telephone and Broadband available.



## External and Internal Property Images:





