FOR SALE

AMV: €480,000 **File No. E648. KD**



Rathangan Village,
Co. Wexford

- **Charming four-bedroom, four-bathroom, 3 reception dormer residence nestled on approximately 0.9 acres in the heart of Rathangan Village.**
- **Generous accommodation extending to approximately 2,082 sq. ft., constructed in 2003.**
- **Superb site featuring a sweeping driveway, mature gardens and beautifully sheltered grounds.**
- **Ideally situated directly opposite Rathangan National School and the local Church.**
- **Peaceful rural setting combining privacy, space and village convenience.**
- **Close proximity to the beautiful south Wexford coastline, including Cullenstown Strand, Ballyhealy Beach and the picturesque fishing village of Kilmore Quay.**
- **Ideally suited to growing families or purchasers seeking a spacious family home or coastal retreat in south Wexford.**
- **To arrange a viewing appointment contact Kehoe & Associates on 053-9144393**

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AUCTIONEERS & VALUERS





A Prime Village Location In Beautiful South Wexford

Situated in the heart of Rathangan Village, near Duncormick, Co. Wexford, this attractive dormer bungalow enjoys a particularly convenient and appealing location. Positioned directly opposite Rathangan National School and the local church, the property is ideally suited to families seeking the benefits of village living, with important local amenities right on the doorstep. Rathangan offers a welcoming community atmosphere and the charm of traditional rural life, while remaining within easy reach of the wider amenities of County Wexford.

The surrounding area is renowned for its beautiful countryside, scenic rural landscapes and picturesque coastline. The property is conveniently located for enjoying some of south Wexford's most attractive coastal destinations, including Cullenstown Strand, Ballyhealy Beach and Kilmore Quay. Whether enjoying a leisurely stroll along the shore, spending a relaxing day at the beach or exploring the harbour and coastal scenery at Kilmore Quay, there are plenty of opportunities to embrace the outdoors and enjoy the area's distinctive coastal lifestyle.

The wider area also offers opportunities for walking, cycling and exploring the surrounding countryside, while Wexford town and other local centres provide access to shopping facilities, cafés, restaurants, sporting amenities and essential services. For purchasers seeking a quieter lifestyle without sacrificing convenience, Rathangan offers an appealing balance between rural tranquillity, village community and coastal living.

Despite its central village position, the property's generous, sheltered grounds provide a wonderful sense of privacy and tranquillity. This combination of convenience, community and peaceful surroundings makes Rathangan an attractive setting for families and those seeking a relaxed lifestyle in beautiful south Wexford.



A Wonderful Family Home In The Heart Of Rathangan Village

Set within approximately 0.9 acres of beautiful, sheltered grounds, this charming four-bedroom dormer bungalow offers an excellent opportunity to acquire a spacious and versatile family home in a sought-after south Wexford village. Extending to approximately 2,082 sq. ft., the property provides generous accommodation, including four bedrooms, four bathrooms and three reception rooms, creating a flexible environment ideally suited to the demands of modern family life. A beautiful dining room featuring an open fireplace opens out into a sun lounge which has French double doors opening to the west facing rear garden.

The dormer-style design offers a practical arrangement of living and sleeping accommodation, with ample scope to accommodate the changing needs of a growing family. The four bedrooms provide versatility for children's rooms, guest accommodation or a dedicated home office, while the three reception rooms offer excellent flexibility for family gatherings, entertaining and quieter relaxation. The overall scale of the property makes it an appealing choice for purchasers seeking a home that can comfortably adapt to their needs over the longer term.

A particular highlight is the substantial site, which offers an abundance of outdoor space rarely found in a central village setting. The grounds provide an attractive sense of privacy and seclusion, with excellent potential for gardening, outdoor entertaining and family activities throughout the seasons. Whether enjoying a quiet afternoon in the garden or hosting summer gatherings with family and friends, the grounds add a valuable dimension to the property's appeal.

Combining generous internal accommodation with an impressive site and a convenient village location, this is a home that offers both comfort and flexibility. It will particularly appeal to families seeking additional space, purchasers relocating from a more urban setting, or those looking for a substantial property that can accommodate changing lifestyle requirements over time.





A Rare Combination Of Space, Setting And Lifestyle

Properties offering generous living accommodation, substantial private grounds and a central village location are increasingly attractive to buyers who value space and privacy without compromising on convenience. This appealing dormer bungalow brings these qualities together, offering a distinctive opportunity to enjoy the best of both village and country living.

With approximately 2,082 sq. ft. of accommodation, four bedrooms, four bathrooms and three reception rooms, set on a site extending to approximately 0.9 acres, the property provides an excellent foundation for a long-term family home. Its sheltered grounds offer room to relax, entertain and enjoy outdoor living, while the versatile interior provides the flexibility to accommodate family life, home working and visiting guests.

The location further enhances the property's appeal, with Rathangan National School and the local church directly opposite, the village community close at hand, and the beautiful south Wexford coastline within easy reach. Cullenstown Strand, Ballyhealy Beach and Kilmore Quay provide wonderful options for seaside outings and coastal exploration, adding to the property's appeal for those who enjoy an outdoor lifestyle.

Whether you are looking to establish a family home, enjoy a quieter pace of life or secure a property with room to grow, this residence represents an appealing opportunity to acquire a home where space, setting and lifestyle come together.









ACCOMMODATION

Ground Floor

Entrance Hallway	7.50m x 2.30m 2.20m x 4.30m	Solid wooden floor and staircase to first floor.
Living Room	4.30m x 4.62m	Marble open fireplace, slate inset and solid wooden floor.
Kitchen	3.90m x 3.74m	Solid fuel stove, fully fitted kitchen with floor and eye level units, tiled splashback, hob, extractor, oven, sink unit, and ceramic tiled floor.
Utility Room	3.77m x 1.97m	Tiled floor, sink, dishwasher, washing machine, freezer and pantry cupboard.
Sunroom	3.33m x 3.24m	Solid wooden floor and French doors to garden.
Dining Room	5.09m x 3.89m	Solid wooden floor and open fireplace.
Guest W.C.	0.73m x 1.36m	Tiled flooring, w.c. and w.h.b.
Bedroom 4	4.25m x 3.30m	Solid wooden floor
Bedroom 3	3.36m x 3.28m	Solid wooden floor and ensuite.
Ensuite	1.41m x 0.73m	Tiled floor to ceiling, shower stall with electric shower, w.c., w.h.b. and heated towel rail.

First Floor

Landing		
Hotpress	1.50m x 0.94m	
Master Bedroom	4.81m x 4.76m	Solid wooden floor, walk-in wardrobe and ensuite.
Ensuite	2.90m x 1.54m	Tiled floor to ceiling, shower stall, w.c., and w.h.b
Bedroom 2	4.80m x 3.38m	Solid wooden floor and walk-in wardrobe.
Bathroom	1.48mx 3.35m	Ceramic tiling, free-standing bath, w.c. and w.h.b.

Total Floor Area: c. 193.50 sq. m. (c. 2,082 sq. ft.)







































Features

- Spacious four-bedroom, four-bathroom family residence.
- Accommodation extending to approximately 2,082 sq. ft.
- Situated in Rathangan Village, less than a minute's walk from the national school.
- Double-glazed windows.
- Solid wooden flooring throughout.
- Flexible living accommodation with three reception rooms.
- Convenient to Cullenstown Strand, Ballyhealy Beach and Kilmore Quay.
- Constructed in 2003.
- BER rating: C1.

Outside

- Large garden shed.
- Generous 0.9-acre site with mature, sheltered gardens.
- Gardens to front and rear in lawn.

Services

- Electricity
- Broadband available
- Mains water
- Septic tank

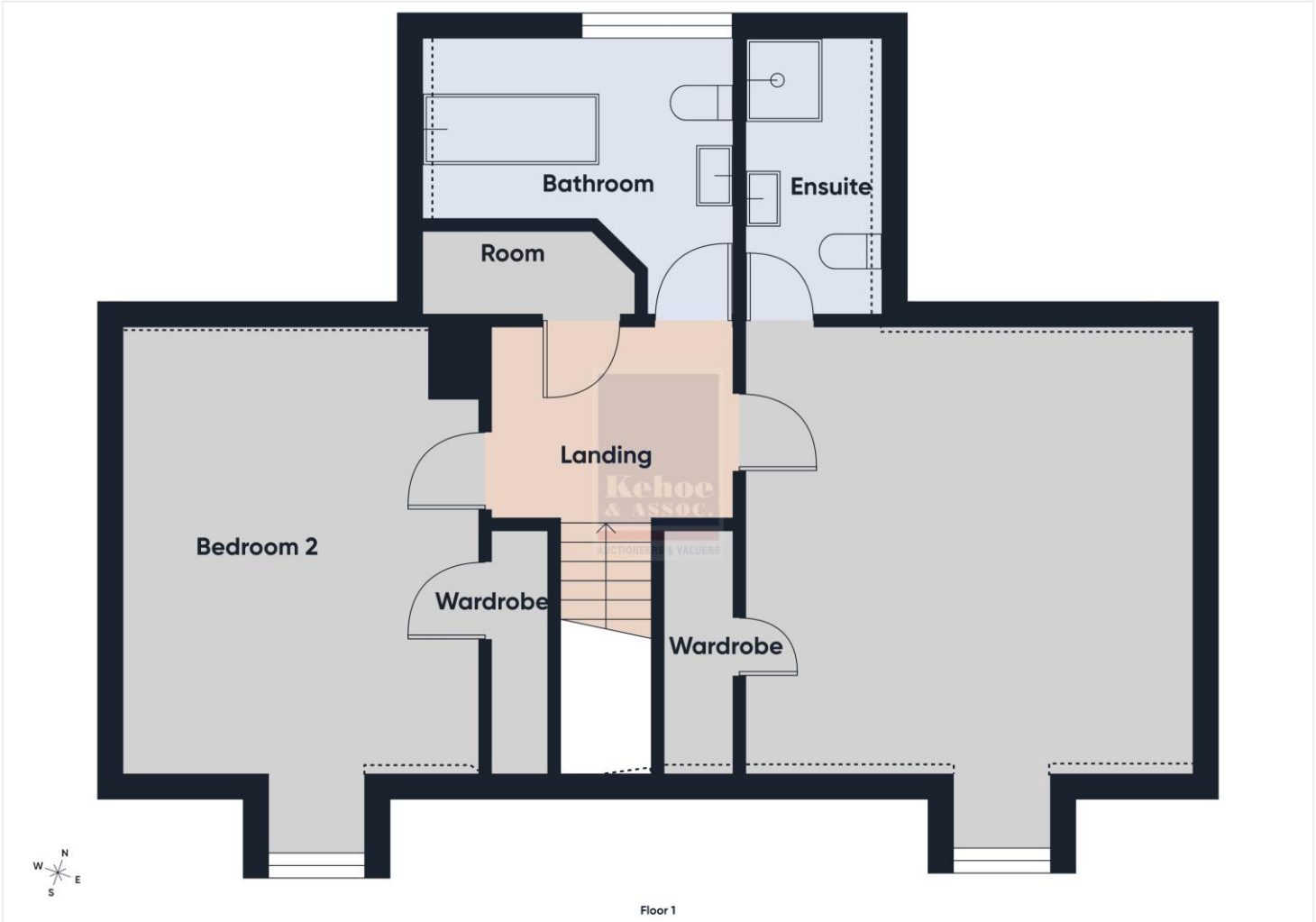
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: **Eircode Y35 NX32.** The property is the first house on the left-hand side after turning left at the crossroads in Rathangan Village when approaching from Murrintown and Wexford town.





Floor 0



Floor 1

Building Energy Rating (BER): C1 BER No. 115199887
Energy Performance Indicator: 169.14 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