

FOR SALE

AMV: €460,000

File No.E560. BF



Over White Gap, Coolrainey, Curracloe, Co. Wexford

- **Exceptional Coastal Location:** Ideally positioned in a peaceful private cul-de-sac just off the main Curracloe Road, this attractive detached bungalow is only a 10-minute walk from the renowned Blue Flag Curracloe Beach, with its expansive sandy shoreline, beautiful dunes and spectacular coastline. The nearby Raven Forest and Nature Reserve also offers an abundance of scenic walking and hiking opportunities.
- **Spacious Four-Bedroom Detached Bungalow:** Built in 1997 and thoughtfully refurbished by the current owners in 2018 to a superb family home with generous open plan kitchen/dining/family room, four double bedrooms two ensuite and family wet-room. Creating a wonderful, light filled space ideal for modern family living.
- **Private, Low Maintenance Grounds:** Occupying approximately 0.49 acres, the property enjoys a manageable lawned site with electronic gated entrance, tarmac drive and forecourt, together with an extensive rear paved and concrete patio area with lovely sunny aspect perfect for outdoor dining and entertaining.
- **Viewing:** Early viewing of this superb coastal property is highly recommended and is sure to appeal to those seeking a spacious, well-appointed home in an exceptional coastal setting. Contact Wexford Auctioneers Kehoe & Associates on 053-9144393

**Kehoe
& ASSOC.**

Over White Gap, Coolrainey, Curracloe, Co. Wexford

A wonderful coastal home in a superb private setting. Nestled discreetly within a private cul-de-sac just off the main Curracloe Road, this spacious detached bungalow enjoys an enviable coastal setting, just a leisurely 10-minute walk from the fabulous Blue Flag Curracloe Beach.

Renowned for its beautiful sandy shoreline, rolling dunes and spectacular coastline, Curracloe Beach offers endless opportunities to explore and enjoy the great outdoors. The beach is well serviced by a modern amenity block with hot and cold showers, changing rooms, toilets and lockers, together with a café, shop, amusement centre and surf school. Nearby, the renowned Raven Forest and Nature Reserve provides an exceptional setting for walking and hiking enthusiasts, with endless kilometres of woodland and coastal trails to discover. The nearby village of Curracloe offering additional amenities including shop, pub, take-away, church and hotels is only a 3 minute drive or a 15 minute walk away.

Constructed in 1997, this impressive four bedroomed detached bungalow has been thoughtfully refurbished and upgraded by the current owners in 2018, creating a comfortable and energy conscious home that is ideally suited to modern family living.

The extensive upgrades include double glazed uPVC windows and doors, improved wall and attic insulation, solid fuel stove, Solar Panels, new radiators and heated towel rails, Velux windows with remote controlled external shutters, and EV charging point, a stylish Mediterranean style wet-room and a contemporary fitted kitchen.

A cleverly designed kitchen extension further enhances the home, creating a fabulous open-plan kitchen, dining and family space – the ideal heart of the home for everyday life and entertaining.

Presented throughout in an attractive neutral colour pallet, the property boasts generous, light-filled accommodation with a welcoming sense of space. The accommodation briefly comprises an open porch leading to the front door, entrance porch, hallway, open-plan kitchen/dining/family room, utility room, plant room, wet room and four spacious double bedrooms. The master bedroom and bedroom 2 both benefit from an en-suite bathroom/shower room.

The property occupies a manageable site of approximately 0.49 acres, predominately laid out in lawn for ease of maintenance. A gated entrance with electronic gates opens onto a tarmac driveway and forecourt to the front. To the rear, an extensive paved and concrete patio area enjoys a lovely sunny aspect, providing the perfect setting for outdoor dining, relaxing and entertaining.

Over White Gap represents a rare opportunity to acquire a beautifully positioned, well-appointed and low-maintenance detached bungalow in one of County Wexford's most sought-after coastal locations. With Curracloe Beach and the Raven Nature Reserve virtually on your doorstep., this exceptional property offers the perfect blend of comfortable modern living, privacy and easy access to an outstanding natural environment.



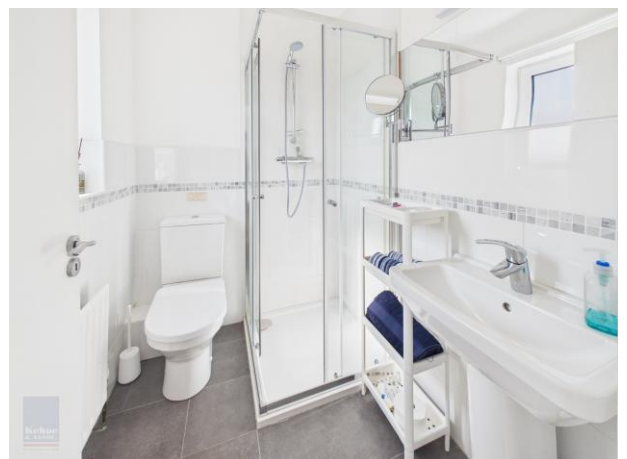




ACCOMMODATION

Entrance Porch	1.66m x 1.43m	With tiled floor.
Entrance Hallway	2.50m x 1.68m	With laminate floor and cloaks closet.
Open plan /Kitchen / Dining / Living Room	9.66m x 4.96m	With excellent range of fitted units, 2x integrated Neff ovens, American style fridge freezer, Island unit with granite worktop with integrated Neff induction hob, bin storage and breakfast bar, dishwasher tiled floor, vaulted ceilings with Velux roof lights and external shutters. French doors to rear garden.
Utility Room	1.86m x 1.94m	Solid fuel stove and laminate floor. With worktop, plumbing for washing machine, tiled floor, door to outside and plant / storage room.
Inner Hallway	7.43m x 0.86m	With laminate floor.
Bedroom 1	5.17m x 3.44m	with laminate floor and bathroom ensuite.
Ensuite	3.51m x 1.66m	With shower stall, bath, w.c., bidet, w.h.b., heated towel rail, part tiled walls and tiled floor.
Bedroom 2	3.09m x 2.88m	With laminate floor, walk-in wardrobe and shower room ensuite.
Ensuite	1.68m x 1.35m	With shower stall, w.c., w.h.b., part tiled walls and tiled floor.
Walk-in Wardrobe		With laminate floor and hanging rails.
Bedroom 3	3.10m x 2.90m	With laminate floor.
Bedroom 4	3.12m x 2.90m	With laminate floor.
Wet Room	2.88m x 1.82m	With shower, w.c., w.h.b., bidet, heated towel rail and walls and floor is finished in Mircocement.

Total Floor Area: c. 140 sq. m. (c. 1,506 sq. ft.)







Features

- Stunning coastal location
- Private cul-de-sac setting
- Spacious detached bungalow
- Upgraded and refurbished
- Presented in mint condition

Outside

- Gated entrance
- Enclosed c. 0.49 acre site
- Tarmacadam drive/forecourt
- Paved and concrete patio area
- Barna shed

Services

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

NOTE: All blinds, light fittings, 2 x integrated Neff ovens, Americal style fridge freezer, integrated Neff induction hob and dishwasher are included in the sale.

The two light fittings with gold shades in the kitchen and the washing machine in the utility room are expressively excluded from the sale.

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

DIRECTIONS: Eircode Y21YH32



Building Energy Rating (BER): B3 BER No. 108889833

Energy Performance Indicator: 140.78 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

