

FOR SALE

AMV: €450,000

File No.E364. BF



Davidstown, Barntown, Wexford

- This spacious detached family home is superbly located in Barntown Village, just 10 minutes' drive from Wexford Town and less than 5 minutes off the N25, Wexford Ring Road and National Roads Network.
- The property enjoys a highly convenient setting, with a continuous footpath providing easy access to excellent local amenities including the primary school, church and vibrant community center complete with a purpose-built squash court. Pub, shop, restaurant, filling station and hardware shop less than 10 minute's walk.
- For those who enjoy an active outdoor lifestyle, the area offers exceptional recreational amenities. The renowned walking trails of Forth Mountain and an array of excellent sports and leisure clubs are all within easy reach.
- This substantial family residence extends to approximately 254.8 sq.m. and offers bright, well-proportioned and thoughtfully laid out accommodation throughout
- Briefly comprising entrance hallway, sitting room, kitchen/dining room, 5 bedrooms, 2 bathrooms, guest toilet, study/home office, boot room, laundry room and garage.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Description: This spacious detached family home is superbly located in Barntown Village, just 10 minutes' drive from Wexford Town and less than 5 minutes off the N25, Wexford Ring Road and National Roads Network.

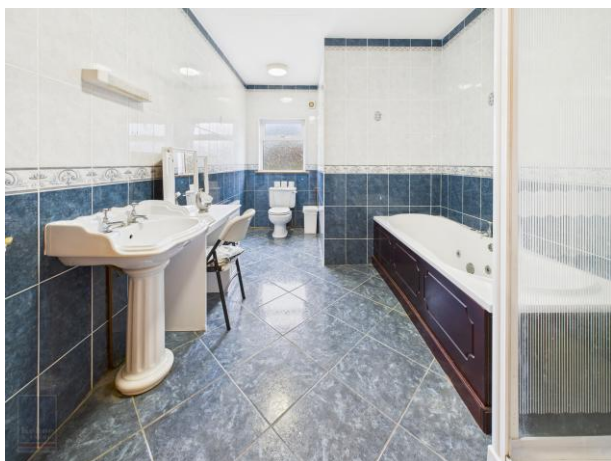
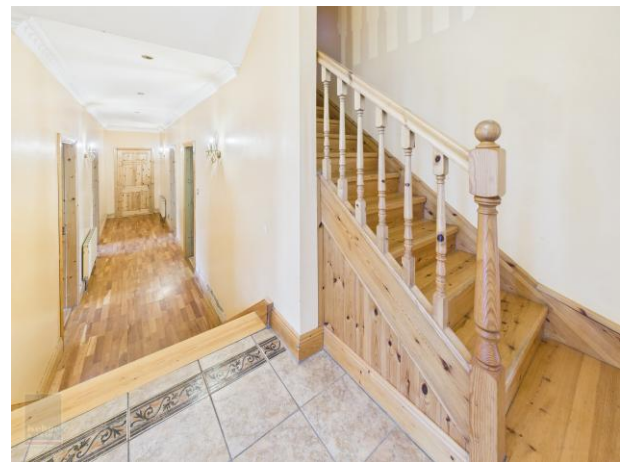
The property enjoys a highly convenient setting, with a continuous footpath providing easy access to excellent local amenities including the primary school, church and vibrant community center complete with a purpose-built squash court. Pub, shop/filling station, Supermac's/Papa John's Pizza and hardware shop are less than 10 minutes' walk away. Walking distance of bus stops for Local Link, Expressway and Wexford Bus.

For those who enjoy an active outdoor lifestyle, the area offers exceptional recreational amenities. The renowned walking trails of Forth Mountain, including Carrigfoyle Lake and the Three Rocks Trail, are only a short distance away, while a wide range of sporting and leisure clubs are available locally including GAA, soccer, rugby, horse riding and boating.

Constructed in 2001, this substantial family residence extends to approximately 254.8 sq.m. and offers bright, well-proportioned and thoughtfully laid out accommodation throughout. The ground floor is ideally suited to family living, comprising entrance hallway, a spacious sitting room, kitchen/dining room, boot room, guest w.c., three double bedrooms, a family bathroom, and a hallway with direct access to the garage and laundry room. The first floor accommodation includes a further double bedroom, study/home office, storage room and an impressive master bedroom suite with ensuite bathroom, two walk-in wardrobes and French doors onto a private roof terrace.

The property stands on a generous site extending to approximately 1.33 acres, laid out mainly in lawns. A tar and chip driveway and forecourt provide ample parking, while an extensive paved patio area off the dining space offers an ideal setting for outdoor dining and evening barbecues.

Early viewing of this substantial family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Ground Floor

Entrance Hallway	4.63m x 2.08m	With tiled floor.
Sitting Room	2.48m x 3.77m	With bay windows, coving, centrepiece, feature fireplace and timber floor.
Kitchen / Dining Area	6.68m x 4.11m	With excellent range of solid oak built-in floor and eye level units, gas & electric cooker, extractor, plumbing for dishwasher, tiled floor and sliding patio doors to rear garden
Rear Lobby	3.40m x 2.47m	With tiled floor and door to outside.
Toilet	1.90m x 1.54m	Fully tiled, w.c. and w.h.b.

Steps down to:

Inner Hallway	8.17m x 1.33m	With timber floor and door to garage.
Bathroom	4.51m x 2.69m	Fully tiled, shower stall with electric shower, jacuzzi bath, w.c. and w.h.b.
Bedroom 1	3.57m x 4.52m	With timber floor
Bedroom 2	3.62m x 4.17m	With timber floor.
Bedroom 3	3.70m x 3.62m	With timber floor.
Integrated Garage	5.00m x 3.62m	With roller shutter door, plastered internally, lights and power socket.
Laundry Room	3.62m x 2.11m	With plumbing for washing machine and door to outside. Hotpress.





ACCOMMODATION

First Floor

Bedroom 4 /	5.00m x 5.66m	With timber floor, French doors to roof terrace,
Master Bedroom	(max)	ensuite bathroom and two walk-in wardrobes.
Ensuite	3.06m x 2.25m	Fully tiled with timber floor, jacuzzi bath with
		mixer taps, w.c. and w.h.b.
Walk-in 1	2.27m x 1.83m	With timber floor.
Walk-in 2	4.46m x 1.97m	With timber floor
<i>Steps up to second landing space</i>		
Bedroom 5	5.58m x 3.22m	With timber floor.
Study / Office	3.57m x 2.54m	With timber floor.
Storage Room	4.53m x 2.46m	With timber floor.

Total Floor Area: c. 254.8 sq. m. (c. 2,742 sq. ft.)



Features

- Substantial 5 bedroomed family home
- Walking distance all village amenities
- 10 minutes' drive to Wexford Town
- Easy access to all primary routes

Outside

- Generous c 1.33 acre site
- Tar and chip drive and forecourt
- Extensive paved patio area
- Garage with direct access to the house

Services

- Mains electricity
- Septic tank drainage
- Private water supply
- OFCH

NOTE: All curtains, blinds, light fittings, gas/electric cooker and extractor are included in the sale.

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

DIRECTIONS: Eircode Y35FW61





Building Energy Rating (BER): C1 BER No. 119142099

Energy Performance Indicator: 160.99 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

