

# FOR SALE

AMV: €535,000

File No.E142.BK



## South Rock, Ballycrane, Castlebridge, Wexford

- **Elegant detached 4-bedroom family residence extending to c. 186 sq. m. / 2,002 sq. ft., presented in excellent order throughout.**
- **Prime location just 3 minutes' drive from Castlebridge, 5 minutes from Wexford Town and only 9 minutes from Curracloe's 'Blue Flag' Beach.**
- **Set on a beautifully landscaped and private site extending to c. 0.26 hectares / 0.64 acres with mature gardens, seating areas and a south-facing patio area.**
- **Electric entrance gates and a tarmac driveway, providing secure access and an attractive approach to the property.**
- **Detached garage extending to c. 37 sq. m. / 398 sq. ft. offering potential for conversion to a granny flat or studio (subject to planning permission).**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

## Location

South Rock enjoys an enviable and exceptionally convenient setting, positioned perfectly between Wexford Town, Castlebridge Village and the renowned coastline at Curracloe. The property is located just a 3-minute drive from Castlebridge and a 5-minute drive from Wexford Town, offering immediate access to an extensive range of amenities including shops, cafés, restaurants, schools, sporting facilities and public transport links. The picturesque Edenvale Woods and Waterfall walk is nearby, while Curracloe's famous Blue Flag beach and the Raven Point Nature Reserve are just 9-minutes' drive away, providing outstanding coastal and woodland walks year-round. This location offers the ideal balance of peaceful countryside living with unrivalled convenience, making it particularly attractive to families seeking space, privacy and accessibility in equal measure.

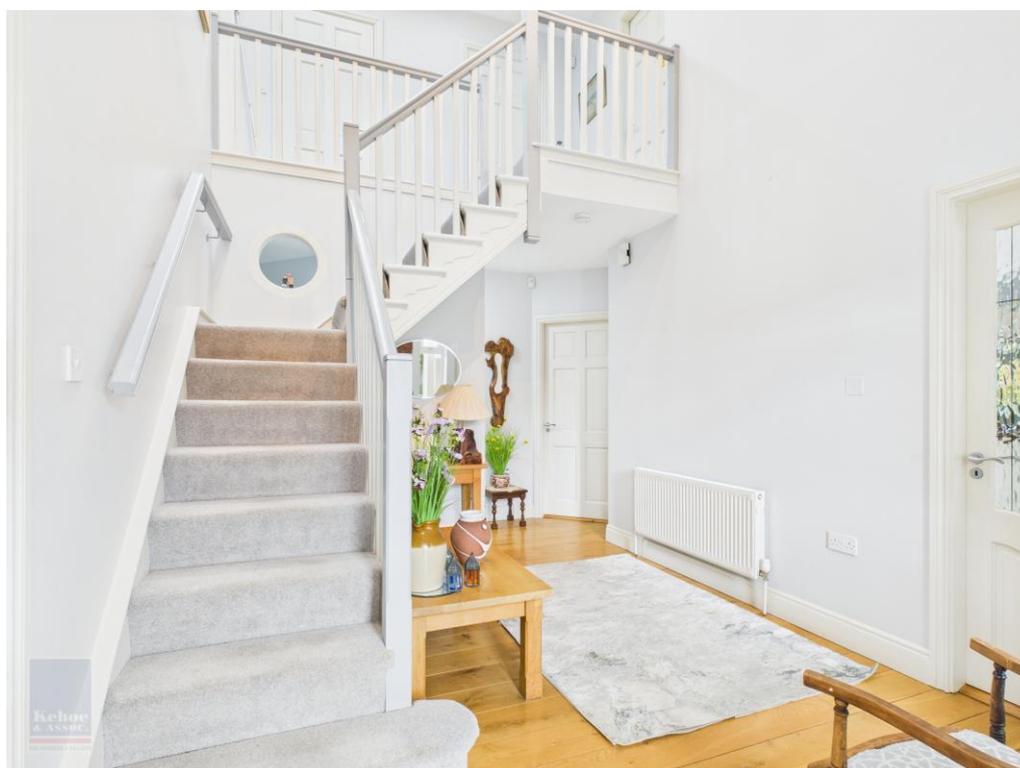


## South Rock, Ballycrane, Castlebridge, Wexford

South Rock is a substantial and beautifully appointed detached family home extending to c. 186 sq. m. / 2,002 sq. ft., presented in excellent decorative order and designed with modern family living firmly in mind. Set on a c. 0.26 hectares / 0.64 acres site and approached through electric entrance gates and a tarmac driveway, the property sits gracefully back from the road within mature and landscaped gardens that provide privacy, shelter and a strong sense of seclusion. A detached garage extending to c. 37 sq. m. / 398 sq. ft. offers exceptional storage space and the potential to convert into a granny flat or studio (S.T.P.P.).

The ground floor accommodation is generous and well laid out, comprising a welcoming entrance hallway, a comfortable sitting room featuring a gas fireplace, and an impressive open-plan kitchen, dining and living space which forms the heart of the home. This space is further enhanced by a freestanding solid fuel stove with an attractive red brick feature surround and French doors opening directly onto the south-facing patio area, creating a seamless connection between indoor and outdoor living. Also on the ground floor is a well-appointed utility room with external access, a ground floor shower room, Bedroom 3, and a home office which could equally serve as a fourth bedroom if required.

On the first floor, there are two further bedrooms, both of which benefit from walk-in wardrobes and ensuite facilities. The principal bedroom is an extensive, hotel-style suite, incorporating a large walk-in wardrobe and a beautifully finished ensuite with an expansive shower stall. A storage area is located on the landing, while additional storage is provided via a Stira staircase to a floored attic space, as well as further storage accessible through the walk-in wardrobe adjoining Bedroom 2. The overall impression is of a thoughtfully designed and meticulously maintained family home offering space, flexibility and comfort in abundance.





## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway 3.70m x 3.03m With timber flooring, vaulted ceiling, recessed lighting and staircase to first floor.

Hallway 3.86m x 1.03m With timber flooring.

Sitting Room 4.84m x 3.86m With carpet flooring, recessed lighting, gas fireplace.

### ***Open Plan Kitchen / Dining / Living Area***

Kitchen 4.88m x 4.53m With tiled flooring, floor and eye level units, tiled splashback, 4-ring gas hob with overhead extractor, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, breakfast bar and recessed lighting.

Dining / Living Area 4.16m x 3.98m With timber flooring, freestanding solid fuel stove with granite hearth and red brick surround, recessed lighting and French doors to patio area.

Utility Room 2.67m x 2.01m With tiled flooring, fitted storage units with countertop, stainless steel sink, plumbed for washing machine and dryer.

Home Office / Bedroom 4 2.77m x 2.14m (max) With timber flooring.

Shower room 2.90m x 1.99m Fully tiled, w.c., w.h.b., chrome towel rail and walk-in shower stall with pump shower.

Bedroom 3 3.81m x 3.55m With carpet flooring and dual aspect windows.

### ***First Floor***

Landing 3.36m x 2.06m (max) With carpet flooring and Stira staircase to floored attic.

Walk-in Hotpress

Storage 2.73m x 1.75m

Bedroom 2 4.24m x 2.85m With carpet flooring, recessed lighting and walk-in wardrobe and ensuite.

Walk-in Wardrobe 2.14m x 1.60m With laminate flooring, skylight and access to additional floored storage space.

Ensuite 2.25m x 1.58m Fully tiled, w.c., w.h.b., vanity unit, shower stall with Triton T90SR electric shower and skylight.

Master Bedroom 4.57m x 3.84m With carpet flooring, recessed lighting, walk-in wardrobe and ensuite.

Walk-in Wardrobe 2.86m x 1.70m With laminate flooring and fitted wardrobe units.

Ensuite 2.80m x 1.69m Fully tiled, w.c., w.h.b. with vanity unit and large shower stall with Novel SR electric shower.

**Total Floor Area: c. 186 sq. m. / c. 2,002 sq. ft.**





## Features

- Elegant 4-bed / 3-bath family home
- Presented in excellent condition
- Acc. extending to c. 186 sq. m. / 2,002 sq. ft.
- South-facing patio area
- Two ensuite bedrooms with walk-in wardrobes
- Excellent storage including floored attic spaces
- Prime location just 5 minutes from Wexford Town

## Outside

- c. 0.26 hectares / 0.64 acres plot
- Detached garage (c. 37 sq. m.) with conversion potential (S.T.P.P.)
- Electric entrance gates and tarmac driveway
- Mature and private site
- Established planting and lawn areas
- Multiple seating spaces

## Services

- Mains water
- Septic tank drainage
- O.F.C.H. (condensing boiler)
- Fibre broadband available
- Electric entrance gates
- Fully alarmed

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

**DIRECTIONS:** From Wexford Town, proceed over Wexford Bridge heading towards Castlebridge. In approximately 3km turn right onto the R742 for Curraclloe. In 150m "South Rock" will be located on the left-hand side ('For Sale' board). **Eircode: Y35 FW50**







# Garage Conversion Potential (S.T.P.P.)





Floor 0



Floor 1



**Building Energy Rating (BER): C1 BER No. 118542174**

**Energy Performance Indicator: 162.04 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**



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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