

FOR SALE

AMV: €495,000

File No.E163.CWM



“Jasmine House”, Ballintubbrid, Blackwater, Co. Wexford Y21 VX72

- “Jasmine House” is a wonderful family home located just off the eastern seas between Kilmuckridge & Blackwater, with its nearest beach only 1.7km at Ballinamona Beach.
- Located 4.7 km from Kilmuckridge village with a host of amenities suiting countryside living and only 4.5 km to Blackwater village and only 22 km from Wexford town.
- Built in 2004 a meticulously maintained property with an impressive B2-rated property with triple glazed windows, insulated walls and attic.
- Spacious 4-bedroom dormer bungalow extending to c. 231 sq.m with exceptional finishes including fitted wardrobes in every bedroom.
- Set on c. 0.56 acres of landscaped gardens with tarmac driveway including cobble lock features.
- Accommodation in brief, entrance hallway, sitting room, kitchen/dining room, impressive sunroom, utility room, guest w.c., large ground floor bedroom with en-suite. Upstairs three further bedrooms with a master ensuite, second bedroom en-suite and a Jack & Jill family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



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A Coastal Countryside Retreat

This is a rare opportunity to secure a coastal home with modern efficiency and timeless style. Nestled between the popular coastal villages of Kilmuckridge and Blackwater, “Jasmine House” offers the perfect blend of countryside comfort and seaside charm. Located just 1.7km from the golden sands of Ballinamona Beach, and within easy reach of Wexford town (22km), this superb family home delivers space, quality, and convenience. Located just 4.7km from Kilmuckridge and 4.5km from Blackwater, “Jasmine House” is perfectly positioned to enjoy village life with schools, shops, and leisure amenities close by.

Built in 2004 and maintained to an exceptional standard, this impressive B2-rated dormer bungalow extends to approx. 231 sq.m (2,486 sq.ft). Energy efficiency is ensured with triple-glazed windows and pumped insulation in both walls and attic. A gated property with electric gate access, set on a beautifully landscaped site of approx. 0.56 acres (0.23 hectares) – registered under Folio WX22270F – the home boasts a sweeping tarmac and cobble-lock driveway and a large south-easterly patio to the rear. A detached garage (11.83m x 3.59m) provides ample space for parking or storage.

Inside, the accommodation comprises a welcoming front porch, entrance hallway, sitting room, kitchen/dining area, and a bright, spacious sunroom. There's also a back porch, guest WC, and a large ground-floor bedroom with built-in wardrobes and an en-suite. Upstairs are three generously sized bedrooms, each with fitted wardrobes. The master and second bedroom include en-suites, while a stylish Jack & Jill bathroom with a jacuzzi bath serves the remaining rooms.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.

ACCOMMODATION

Entrance Porch	2.36m x 2.24m	Tiled flooring throughout, window surround all triple glazed windows.
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Foye/Reception	4.92m x 3.36m	Solid timber floors throughout, coving, ceiling rose, alarm and electric gate mechanism.
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Door leading through to:

Sitting Room	4.94m x 4.99m	Timber flooring throughout, dual aspect with bay window overlooking front drive and gardens, second window overlooking side garden. Solid fuel stove with insert, granite hearth. Marble mantelpiece. Built in units with storage and open shelves, tv point and electric points.
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From Sitting room, door leading through to:

Open Plan	8.83m (max) x	Dining Area with timber flooring throughout, feature bay window overlooking side garden.
Kitchen/Dining Area	4.23m	

Kitchen Area features tiled flooring, while the dining area has solid timber oak floors. The bespoke fitted kitchen cabinets include eye-level and floor-level fittings, finished with a polished marble worktop and a 150mm upright double drainer stainless steel sink with a marble cut draining board flush to a large picture window overlooking the rear garden and countryside hills. The appliances consist of an integrated Beaumatic double oven, an integrated Beaumatic microwave, an integrated Indesit dishwasher, an integrated Indesit washing machine, an integrated Whirlpool fridge freezer, and large pantry drawers and cabinets. There is a separate display cabinet with built-in lighting. The kitchen fittings wrap around to the dining area with a curved finish, including integrated pull-out bins, an integrated ironing board, and further display cabinetry and drawers.

Open alcove leading to through to:

Sunroom	4.78m x 3.51m	Solid timber floors throughout, four Velux overhead in apex roof, large picture window overlooking rear gardens and rolling countryside views, Nordspeis solid fuel stove resting on a granite hearth. French door leading out to cobble lock patio area, tv points and electrical points. Daikin electric split air conditioning unit.
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ACCOMMODATION

Back Porch	2.07m x 1.52m	Tiled flooring, door leading to rear cobble lock patio, full height double presses and built in storage,
Guest w.c	1.95m x 1.12m	Tiled flooring, floor to ceiling tile surround, w.h.b with mirror and lighting overhead, built in cabinetry storage space (ideally suitable for incorporating utility), w.c. with privacy glazing window overlooking rear gardens.
<i>From Central Hallway:</i>		
Bedroom 4	5.68m (max) x 4.54m	Solid timber floors throughout, feature bay window overlooking front garden and driveway, built in wardrobes and drawers throughout, expansive five and a half bays with dressing table and mirrors with additional dressing table and further storage with mirrors.
<i>Door leading through to:</i>		
Bathroom en suite	2.42m x 2.03m	Tiled flooring, floor to ceiling tile surround, bath with chrome shower head and faucets, separate shower with Groche pressure pump shower, w.h.b with built in cabinetry and mirror and lighting overhead and w c.
<i>From Central Hallway, timber staircase leading to:</i>		



ACCOMMODATION

First Floor

Landing Area	5.90m (max) x 4.63m (max)	Timber flooring throughout, double doors leading through to hot-press shelving with water tank storage in the eaves. Hatch to Stira attic. Velux overhead.
Bedroom 1	4.98m (max) x 4.55m	Solid timber floors throughout, built in wardrobes, double bay built-in to the eaves and expansive fully fitted cabinetry with drawers under dual aspect windows.
En suite	2.83m x 1.97m (max)	Tiled flooring, floor to ceiling tile surround, enclosed pressure pump shower, dormer window overlooking rear garden and rolling countryside hill views, w.h.b with cabinetry, mirror and lighting overhead and w.c.
Bedroom 2	4.67m x 3.66m	Solid timber floors throughout, large window overlooking rear garden and rolling countryside hill views. Two and a half bay wardrobe built into eaves and further storage with drawers and presses ideal for dressing table space.
En suite	2.48m x 2.26m (max)	Tiled flooring with floor to ceiling tile surround with Velux and spot lighting overhead, enclosed shower lux door with pressure pump shower, w.h.b with cabinetry storage space underneath, large mirror overhead and w.c.
Bedroom 3	3.71m (max) x 3.61m	Solid timber floors throughout, double bay built in wardrobes, window overlooking front gardens. Jack & gill doors to
Family Bathroom	3.22m x 2.33m	Tiled flooring, floor to ceiling tile surround, built in storage area surrounding Jacuzzi bath and chrome faucet taps with shower head, separate shower with enclosed pressure pump shower, w.h.b with built in cabinetry underneath, mirror and lighting overhead and w.c.

Total Floor Area: c. 231 sq.m /2,486 sq.ft





Features

- Walking distance to sandy beach
- Detached dormer bungalow
- 4 bedrooms, 5 bathrooms
- Extending to c. 231 sq.m

Outside

- Large South facing patio overlooking countryside rolling hills
- Electric gate access
- Tarmacadam driveway
- Large detached garage

Services

- Mains water
- Septic tank
- Tarmacadam driveway
- OFCH
- Broadband

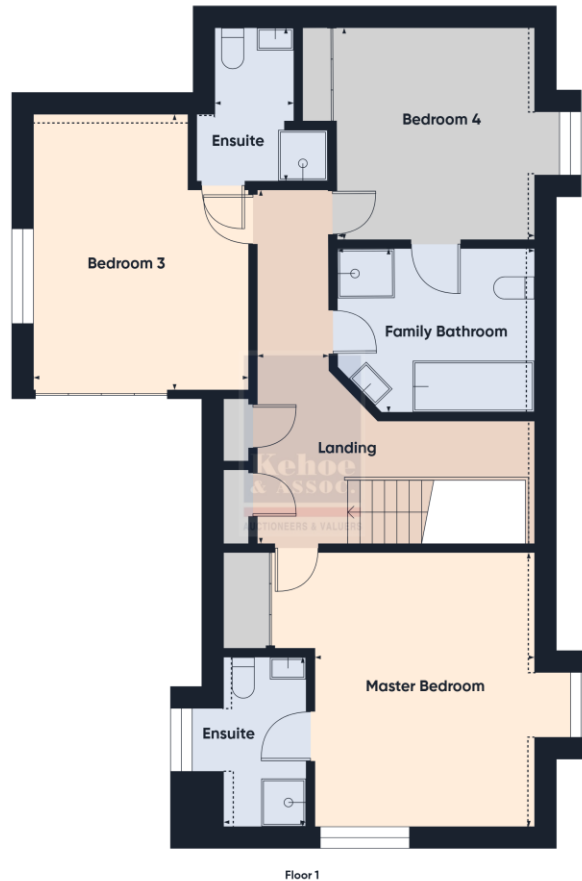
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 VX72





Floor 0



Building Energy Rating (BER): B2 BER No. 101328649
Energy Performance Indicator: 103.53 kWh/m²/yr

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

Sales Agent
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