

# FOR SALE

AMV: €499,000

File No.E321. BK



## “Hollygrove”, Carrik-on-Bannow, Co. Wexford

- Presented in immaculate condition throughout, “Hollygrove” extends to c. 220 sq. m. / 2,368 sq. ft. with 4-bedrooms, 3-bathrooms and boasts a B1 energy rating.
- Superb 4-bed / 3-bath family home with highly flexible and well designed accommodation within easy reach of Wellingtonbridge, Cullenstown Beach, and Bannow Bay.
- Situated in Carrig-on-Bannow Village just 300m from Danescastle National School and within walking distance of local amenities including a café, takeaway, pubs, laundrette, and a fitness centre.
- Site extending to c. 0.13 hectares / 0.32 acres with a low-maintenance garden area.
- Accommodation briefly comprises; entrance hallway, open plan kitchen / living / dining room, utility room, family bathroom and 2 bedrooms (including master ensuite) at ground floor level with an open plan living and office space, shower room and 2 further bedrooms on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

“Hollygrove” is situated in the picturesque coastal village of Carrig-on-Bannow, a charming and historic setting on County Wexford’s south coast. The village enjoys a strong sense of community and offers an excellent range of local amenities including Danescastle National School, Carrig-on-Bannow Community Centre, St. Mary’s Church, The Red Door Café, two public houses, Moore Fitness, Sharky’s Fish & Chips, a laundrette and a convenience store. Sporting and recreational facilities are well catered for in the area, with Bannow-Ballymitty GAA Club and Corach Ramblers FC close by, while the stunning coastline is a major draw, with Cullenstown Beach, Bannow Bay and Blackhall Beach all within a short drive. The property is conveniently located close to Wellingtonbridge, which provides additional services including a supermarket, pharmacy, service station and hardware store. Wexford Town is approximately a 25-minute drive away, with New Ross and Waterford City also easily accessible via the R733. This is an idyllic coastal location combining the tranquillity of the countryside with the everyday convenience of village living.



## “Hollygrove”, Carrik-on-Bannow, Co. Wexford

“Hollygrove” is an exceptional detached family home extending to c. 220 sq. m. / 2,368 sq. ft., offering generous proportions, high-quality finishes and a thoughtfully designed layout that perfectly suits modern family living. Presented in immaculate, turnkey condition, the property has been finished to exacting standards throughout. Constructed in 2018, the property boasts an impressive B1 BER, reflecting its excellent energy efficiency and modern construction standards.

At ground floor level, the home is centred around a bright and spacious open-plan kitchen, living and dining area, which forms the heart of the property. This impressive space features quality flooring, recessed lighting and a solid fuel stove creating a strong focal point, while large windows allow for excellent natural light. The contemporary kitchen is finished in a neutral palette with high-quality cabinetry, integrated appliances and a substantial central island, making it ideal for both everyday family life and entertaining.

Also on the ground floor is a welcoming entrance hallway, a well-appointed utility room and a stylish family bathroom featuring contemporary tiling, quality sanitary ware, a walk-in shower and a freestanding bath. Two bedrooms are located on this level, including an impressive master bedroom suite complete with a bay window, walk-in wardrobe and a beautifully finished ensuite bathroom.

The first floor accommodation further enhances the appeal of the property and offers outstanding flexibility. This level comprises a spacious open-plan living area, ideal as a second lounge, games room or teenage retreat, along with a modern shower room, an open-plan office area and two further bedrooms, all finished to the same high standard as the ground floor. The layout offers excellent flexibility and adapts easily to changing family needs. Throughout the property, the attention to detail is immediately evident, with a cohesive selection of finishes, flooring, internal doors and bathroom fittings creating a home that feels both refined and comfortable.

Externally, “Hollygrove” occupies an expansive and well-proportioned site, with ample parking and generous lawned gardens, all set within a highly convenient village location close to a wide range of amenities. Viewing of this exceptional family home comes highly recommended.





## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway	4.75m x 2.90m	With laminating flooring, recessed lighting, wall panelling, staircase to first floor and hotpress.
Open Plan Kitchen / Living / Dining Area	6.40m x 1.17m 11.12m x 4.74m	With laminate flooring and recessed lighting With laminate flooring, recessed lighting, fitted kitchen with electric hob, extractor, integrated double oven, integrated American style fridge freezer, kitchen island unit with stainless steel sink, integrated dishwasher, free standing solid fuel stove, and bay window.
Utility Room	1.97m x 1.98m	With tiled flooring, washing machine, dryer, fitted storage press and shelving, clothes drying rails and door to rear garden.
Bathroom	2.93m x 2.27m	With tiled flooring, recessed lighting, part tiled walls, w.c., w.h.b. with vanity unit, walk-in pump shower and free standing bath.
Bedroom 3	4.95m x 2.95m	With carpet flooring and recessed lighting.
Master Bedroom	4.34m x 3.45m	With carpet flooring, recessed lighting and bay window.
Walk-in Wardrobe	3.45m x 1.99m	With carpet flooring and recessed lighting.
Ensuite	2.93m x 1.17m	With tiled flooring, w.c., w.h.b. with vanity unit, shower stall with pump shower and tiled surround.









**ACCOMMODATION**

***First Floor***

Open Plan Living Area	7.94m x 5.40m	With laminate flooring.
Shower Room	2.44m x 2.18m	With lino flooring, w.c., w.h.b. with vanity unit, shower stall with pump shower and tiled surround.
Open plan office	3.47m x 2.93m	With laminate flooring.
Bedroom 4	3.12m x 2.48m	With carpet flooring.
Bedroom 2	6.07m x 3.20m	With carpet flooring.

**Total Floor Area: c. 220 sq. m. / c. 2,368 sq. ft.**





## Features

- Excellent 4-bed / 3-bath family home
- Presented in turnkey condition
- Acc. extending to c. 220 sq.m. / 2,368 sq. ft.
- Peaceful coastal location
- Finished to exacting standards throughout
- Impressive B1 BER

## Outside

- 300m from Danescastle National School
- Excellent village location with fantastic local amenities
- Low-maintenance garden with lawn area
- 3.5km to Cullenstown Beach
- c. 0.13 hectares / 0.32 acres plot

## Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

**DIRECTIONS:** From Wexford Town, proceed out the R733 New Line Road until you reach Wellingtonbridge and turn left immediately after the service station. Continue towards Carrig-on-Bannow for 4km then turn left at the T-junction. Continue for 1.1km and turn right before Sharky's Fish & Chips. "Hollygrove" is located 250m down this lane on the right-hand side

**Eircode:** Y35 Y761







**Building Energy Rating (BER): B1 BER No. 119069367**

**Energy Performance Indicator: 84.94 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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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

