

# FOR SALE

AMV: €550,000

File No. c759.CWM



## Sunny Side, Enniscorthy Road, Ferns, Co. Wexford

This wonderful residence is undoubtedly one of the finest contemporary Georgian new build properties to come to the market in Co. Wexford and offers an outstanding opportunity to acquire spectacular family home. There is much to appreciate internally with many exquisite features such as a bespoke solid elm & oak kitchen with granite worktops, round mahogany and brass door handles, internal curved walls, Bosch & Neff kitchen appliances, Stanley Range cooker, a mixture of oak parquet flooring with mahogany borderlines, solid oak wide panel timber flooring with porcelain floor tiles, oversized coved ceilings frame the 3.1mtr high ceilings throughout, Heat Pump zoned underfloor heating, self-contained office / garage and insulation to the highest standard. The combination of all these features gives this magnificent energy efficient B1 home a feeling of opulence and distinctiveness.

**Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393.**



**Kehoe  
& ASSOC.**

## Features

- Impressively finished family home extending to c. 329 sqm / 3542 sq.ft
- A newly built property c. 2019 with exceptional detailed finishes and exquisitely presented in turnkey condition.
- A village centre location with the most spectacular countryside panoramic views.
- Self-contained garage, alarmed, central heating, extending to c. 61sqm / 654sq ft
- Accommodation briefly comprises of entrance hall, reception living room, kitchen / dining room, utility room, control room, walk-in closet room, 4 bedrooms (master en-suite) and 4 bathrooms.



## Sunny Side, Enniscorthy Road, Ferns, Co. Wexford

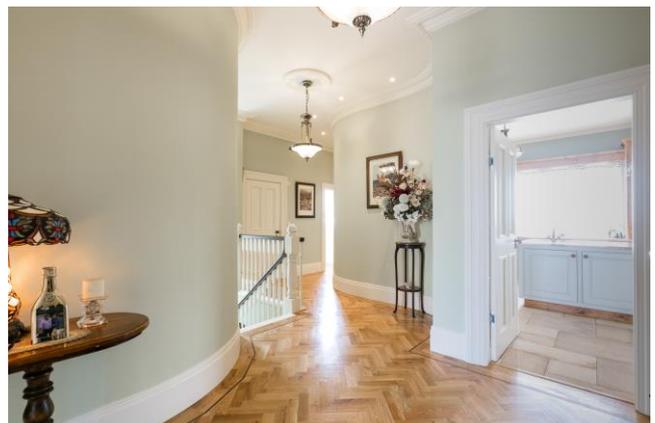
**Location:** Sunny Side is neatly tucked away from the road offering privacy to the front and panoramic scenic views of the rolling countryside hills to the rear, yet in the heart of Ferns village, the ancient capital of Leinster and gateway to Norman Wexford. A vibrant community where the village is served by several local businesses from grocery shops, pubs, beauty salons, pharmacy, hardware suppliers, agricultural suppliers, computer services, accounting and more. The thriving town of Gorey is only 15 mins drive north, Bunclody is only 15 mins drive northwest and Enniscorthy can be reached in 10mins.

Country village life awaits only one hour drive north to Dublin on the M11 motorway, 40 mins drive south to the gateway to Europe at Rosslare Harbour and 25 mins drive east to sandy beaches of Ardamine or Morriscastle. The property is close to a range of quality primary and secondary schools.

**Accommodation:** As you enter the property rising the granite cut steps to the large front door you are greeted by a large entrance hallway with feature twin alcove shelves built into the wall and curved walls, this hallway acts as a central hub for the entire first floor of the house. The large sitting room with treble bay windows sets the luxury tone of this impressive family home. The open plan kitchen and dining features locally crafted fully fitted in-built elm and oak kitchen with large island, Stanley Range electric cooker, integrated Bosch and Neff appliances and a welcoming window seat overlooking the stunning countryside. The master bedroom suite is off the central corridor along with a shower room, guest w.c. and closet.

The mahogany stairs handrail with carpeted rug held with brass bars leads to the garden level where the large utility room, control room, walk-in-closet room, three large bedrooms and family bathroom. A door leads to the lower rear garden, elevated al fresco dining area and self-contained garage / home office which has the potential to be developed as a guest lodge.

**Accommodation Extending to c. 390 sqm. / 4,196 sq.ft.**



## ACCOMMODATION

Entrance Hallway	7.14m. x 2.52m	Oak Parquay flooring with mahogany border line, arched entrance, coving, ceiling rose, curved wall flow and two alcoves built-in to the right and left.
Sitting Room	8.72m x 5.06m	Solid oak flooring, impressive treble-bay window. Antique style marble Murry's fireplace, manufactured in Monaghan with cast iron inset. Curved feature wall, dual aspect window.
Kitchen/Dining Room	9.56m x 5.59m	Natural stone tiled flooring, coving, ceiling roses and feature curved walls. Peter Murphy design with solid elm & oak shaker floor to ceiling units. Large centre island with granite worktop, in-built vegetable sink. Expansive granite counter space with double sinks, granite-cut drains and splashback. Integrated Neff electric oven, integrated microwave, integrated Bosch American style fridge-freezer, integrated dishwasher. Stanley range cooker (electric) with in-built extractor fan and tiled splashback, surrounded by the most beautiful elm & oak kitchen unit. This flows to the built-in window seat overlooking the rolling countryside panoramic views, far afield. Finished to the corner floor to ceiling pantry style unit.
Guest W.C.	2.09m x 2.08m	Timber wall panels, coving, & ceiling rose. Wash hand basin unit with dark green marble top, antique style w.c. with pull-handle. Oak Parquay flooring.
Shower Room	2.00m x 1.37m	Tiled floor to ceiling surround large shower with twin head power shower, w.h.b. unit with overhead mirror & touch light and heating controls.
Closet	1.26m x 0.99m	Oak flooring, coving and ample storage space
Master Bedroom	5.45m (max) x 5.00m	Treble-bay window feature, solid oak timber flooring, built-in wall shelves.
Walk-in Wardrobe	1.95m x 1.95m	Solid oak flooring, built-in open closets with double-height range and pull-down hanging rail levers.
En-suite	2.41m x 1.99m	Tiled flooring, coving, antique style w.h.b. unit with storage and marble top. Antique w.c. with pull lever. Large corner power shower unit including tiled surround and twin-shower heads (Rainforest Head)

### **Stairs leading to garden level with mahogany handrail and carpeted rug held with brass bars with double-height window**

Hallway	4.78m x 2.00m	Oak flooring, coving, ceiling rose. Door leading to rear garden.
Utility	3.37m x 2.94m	Tiled flooring, extensive floor to ceiling storage, plumbed for washing machine & dryer, stainless steel sink & drain, ample counter space and open hanging rails – ideal for ironing.
Control Room	3.58m x 1.54m	Oak flooring, water tanks, all network stations for heating, alarms, broadband, CC TV and electrics.
Hallway to Bedroom Suites	5.64m x 1.05m	Curving to a further hall extending to 5.59m (max) x 3.35m (max). Solid oak flooring, coving & ceiling rose.



Bedroom 2	7.63m x 3.37m	Solid oak flooring, coving, ceiling rose and double window overlooking rear garden to mountain views.
Bedroom 3	6.62m x 4.97m	Solid oak flooring, coving, ceiling rose and treble-bay sash windows.
Bedroom 4	7.36m x 4.95m	Solid oak flooring, coving, ceiling rose and treble-bay sash windows.
Walk-in Closet off Hallway	2.91m x 2.45m	Solid oak flooring, double-sided floor to ceiling open storage units and drawers.
Family Bathroom	3.97m x 3.49m	Tiled flooring, half-panel wall surround, coving. Antique style w.c. with pull lever, stand-alone bath, corner enclosed power shower with twin shower heads including Rainwater Head, built-in wall shelf and curved glass doors. Decorative w.h.b. made in mahogany and white marble top with storage closets and open shelving, white marble splashback and large mahogany mirror.
<b>Total Floor Area: c. 390 sq.m. / 4,196 sq.ft.</b>		





## Outside

- Impressive stone wall gated entrance and electric gates with intercom.
- Gardens have been developed with cut granite stone features and paths and a variety of matured bloom hedging.
- Elevated al-fresco dining area south facing with stunning views, on sandstone patio..
- Large two storey garage, easily converted into a guest lodge.
- Glass House with raised beds

## Services

- Mains water
- Mains drainage
- Air to water heat pumps
- Underfloor heating, zoned at three levels, (1) one at garden level, (2) kitchen & dining level and (3) the remainder of the property
- Triple glazed PVC windows.
- Broadband
- Telephone
- Alarm & CCTV System with app access.
- Integrated sound system
- Electric gates with intercom

## Please Note: Excluded from the sale:

1. All wall and ceiling light fittings.
2. Curtains (can be negotiated, made by Celtic Design, Dublin)
3. All standing furniture.

## Building Energy Rating: BER: B1

BER No. 106420524

Performance Indicator: 96.71kWh/m<sup>2</sup>/yr

**Directions: From Dublin / M11 Southbound:** From the M50 follow to the M11 continue towards Wexford/ Rosslare until you reach Junction 24, R772 Ferns / Camolin. At the roundabout take the second exit, travel across the overpass of the M11. At the next roundabout take the first exit. At Clogh Roundabout, take the 2nd exit onto R772, travel 9.9km, through Camolin and into Ferns. At the roundabout in Ferns take the first exit onto Enniscorthy Road / R745. The property for sale is 300m on your left. **Eircode: Y21F8E8**

**From Wexford / M11 Northbound:** Traveling north on the M11 exit at junction 25, slight left onto the N30, then travel 4.1km to meet the roundabout. Take the 3rd exit onto the R772, travel 6.2km entering Ferns village passing Denby Engineering on your left the property for sale is 70m further on the right. **Eircode: Y21F8E8**

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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GARDEN LEVEL



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

**Sales Agent**

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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. PRSA No. 002141

