

FOR SALE

AMV: €620,000

File No. D980.CWM



“Meadow View”, Quitchery, Ballymitt, Co. Wexford

- Wonderful panoramic countryside views await at this exceptionally well-presented property
- Located within 10 minutes' drive of Cullenstown Beach and 20 minutes' drive from Wexford Town.
- Set on c. 1.06 acres of manicured gardens, gated with a stone driveway.
- Built in 2008, completely renovated in recent years with 4 bedrooms, 4 bathrooms, extending to c. 270 sq.m.
- Accommodation in brief comprises of: entrance hallway, sitting room, living room, kitchen/dining room, sunroom, utility room, bathroom and four bedrooms (two en-suite).
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

“Meadow View”, Quitchery, Ballymitty

“Meadow View” is located in one of the most picturesque countryside areas of County Wexford yet only 20 minutes from Wexford town. Surrounded by a host of coastal beaches, walks and treks. The Cullenstown Beach is only 10 minutes’ drive away and the Blue Flag Marina of Kilmore Quay is only 18 minutes’ drive away with a host of award-winning restaurants and the annual Seafood Festival. This fun and lively area offers a wide range of equestrian activities, marine leisure facilities including fishing, boating and water sports. Wellingtonbridge village with a superb SuperValu is reached within 4.6km. The Ballymitty National School and church is a short 2.5km drive away and the Bannnow Ballymitty GAA club is located 3km from the property.

Access to the property is an easy 3km drive from the R733 Wexford to Arthurstown road and only 18km from the N25 Wexford Ring Road where major routes to Dublin via the M11 and western routes to Waterford / Cork.

On approach the high walls and tall gates welcome guests to this manor style property approached on a stone filled driveway, kerbs with gardens in lawn on each side. The rear of the property faces onto the rolling countryside views and agricultural fields with mature boundaries to the right and newly planted trees offering privacy and seclusion.

Meadow View was built in 2008, recently renovated and by design it offers bright and spacious interiors with a B2 energy rating. Inside the property is exceptionally well finished to high standards with solid oaks floorings, a state-of-the-art kitchen and spacious living quarters.

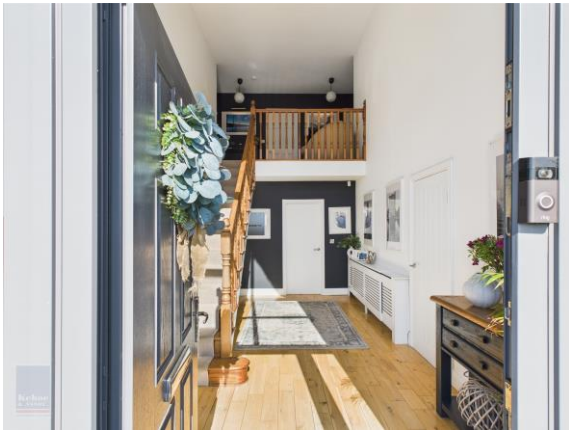
A must view, to arrange an appointment please contact the sole selling agents, Kehoe & Assoc. on 053 9144393



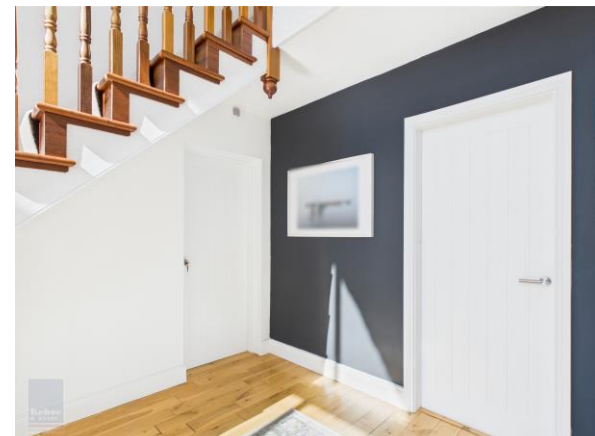
ACCOMMODATION

Entrance Hallway	5.56m x 3.07m	Solid oak timber flooring, double height ceiling with apex window offering lots of light, crystal chandelier. Radiator cover. Carpet runner on mahogany staircase leading to the first floor.
Music or Entertainment Room	6.51m x 4.87m	Carpet flooring, dual aspect lighting with windows overlooking front & side gardens. Feature Bio Ethanol fireplace with Liscannor stone hearth, fully fitted entertainment unit with open display cabinetry and drawers, radiator shelf, T.V., electrical points and broadband point. New lighting throughout and wall sconces lighting.
Dining Room (Second Sitting Room)	5.37m 4.87m	Solid oak timber flooring, featuring a solid fuel fireplace with painted timber surround, dual aspect lighting, overlooking front & side garden. New lighting throughout and new wall mounted lighting, radiator cover.
<i>Barn rail sliding doors opening to:</i>		
Kitchen/Living/Dining Area	8.06m x 5.80m (max)	Vinyl floors and new lighting throughout to include drop lights over island with breakfast counter space and built in Rangemaster solid fuel stove with gas hob and electric stove, polished marble counter tops throughout polished marble 120ml upright counter wrap, fully fitted kitchen, floor and eye level cabinetry with ample worktop space, Belfast double sink and draining with filtered water tap under large window overlooking rear garden and mountainous views. LG American style fridge freezer with ice and water functions, Bosch dishwasher, drawer for bins, pantry press and open display shelving adjacent to coffee station. Double French doors leading out to rear garden. Newly installed Henley solid fuel stove with stone wall cladding and granite stone hearth and display panelling with built in LED strips. Newly installed tv station with wall mounted tv console and built in LED lighting on cladding.
<i>Open alcove through to:</i>		
Dining Room/Sunroom	3.51m x 3.48m	Vinyl flooring. Completely redecorated to include new display wallpaper, new blinds and feature wall lighting. Through to:
Utility Room	3.26m x 3.02m	Vinyl flooring, built-in floor & eye level cabinets, internal Grant boiler, double drainer stainless steel sink, Fisher & Paykel washing machine, Beko dryer. Door to rear gardens. Radiator cover. Open shelves.
Shower Room	3.02m x 1.47m	Vinyl flooring, half wall tile surround, decorative wallpaper, drop ceiling, large Galaxy G7000 shower, w.c.& w.h.b., new ventilation covers & new lighting.

Mahogany staircase with runner to:



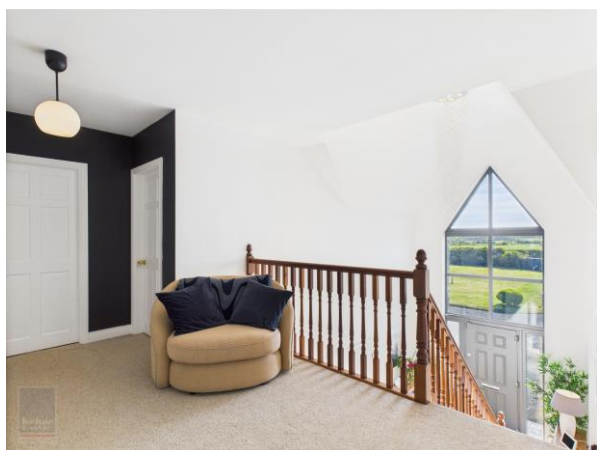




FIRST FLOOR

Spacious Landing	5.56m x 2.82m (max)	Carpeted flooring, overlooking double height foyer, apex window and views of countryside hills. Stira attic access. Newly decorated throughout with wall mounted lights and built in pocket cabinetry.
Master Bedroom	5.64m x 3.63m	Carpet flooring, built-in treble bay wardrobes with drawers and presses, large bay window overlooking rear garden and rolling countryside views. Newly renovated throughout feature modern wallpapers.
En-suite	2.15m x 1.61m	Vinyl flooring throughout, enclosed tiled shower stall with Mira pressure pump shower & extractor fan overhead, w.c., w.h.b. and wall mounted open shelving, built in cabinetry.
Bedroom 2	5.27m x 4.88m	Carpet flooring, built-in treble bay windows, dual aspect overlooking front & side garden. Storage to the eaves.
Bedroom 3	4.93m x 4.87m	Carpet flooring, two windows overlooking front garden, newly decorated with feature wallpaper and new vent covers.
Walk-in Wardrobe	1.45m x 1.23m	With shelving & rails.
En-suite	2.34m x 1.55m	Fully tiled, part mosaic centre tile. Pressure pump shower with multiple showerheads, w.c., w.h.b. and built in shelving.
Bedroom 4	4.86m x 3.03m	Carpet flooring, two windows overlooking rear garden and countryside views, electrical points. Newly decorated feature panel wall, new vent covers and wall mounted lights.
Family Bathroom	2.98m x 2.48m	Vinyl flooring, part-tiled walls, enclosed tiled shower stall, separate bath, w.c. & w.h.b. Newly decorated throughout with wall mounted lights.

Total Floor Area: c. 270 sq.m. / 2,906 sq.ft.







Features

- Located 20 minutes from Wexford Town
- Easy access off the R733 connecting to the N25 / N11
- Cullenstown Beach only 10 minutes' drive
- Built in 2008
- 4 bedrooms, 4 bathrooms
- Extending to c. 270 sqm. / 2,906 sq.ft.
- Newly renovated throughout

Outside

- Panoramic countryside views
- Set on c. 1.03 acres
- Manicured gardens
- Gated entrance with new lighting & stone driveway
- Concrete grounds to the side & back. Dedicated patio
- Garage (5.10m x 4.89m) double door access & pedestrian door access. Concrete floor, electrical power supply.
- Pump house to the side.

Services

- Mains water
- Treatment Plant
- 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: Y35 PP80







Building Energy Rating (BER): B2 BER No. 111491866
Energy Performance Indicator: 111.76 kWh/m²/yr

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