

FOR SALE

AMV: €375,000

File No. D645.CWM



Forestry Road, Forth Mountain, Wexford

- Detached bungalow built in 2007, in picturesque setting with views of Rosslare Harbour.
- Spacious living quarters with four-bedrooms and two bathrooms extending to c. 155 sq.m. / 1,668 sq.ft.
- The property has been prepared for the new owner to design and decorate their ideal home.
- Located on the quiet Forestry Road less than five minutes' drive from Wexford town.
- Viewing by prior appointment only. Contact Kehoe & Associates on 053 9144393 today to schedule your visit.



**Kehoe
& ASSOC.**

Forestry Road, Forth Mountain, Wexford

Discover this beautiful four-bedroom bungalow, built in 2007, nestled in a serene setting with Rosslare Harbour views in need of decorating. The property features traditional block cavity walls beneath a classic pitch roof. Enjoy the comfort and efficiency of double-glazed PVC windows paired with the timeless appeal of a solid timber internal doors.

The accommodation comprises of an entrance hall, sitting room with feature fireplace, large kitchen with double glass doors leading to the sunroom and a utility room. The bedroom quarters located off the central hallway includes four bedrooms with a master ensuite and a family bathroom. There is a staircase leading to the attic storage room.

The bungalow is surrounded by a convenient footpath, leading to two separate south-facing patios — perfect for soaking up the sun or entertaining guests. The charming timber fence entrance opens to a picturesque stone driveway, complemented by front gardens adorned with a mixture of trees and lawn. A newly hedged timber fence lines the northern boundary, adding a touch of privacy and greenery.

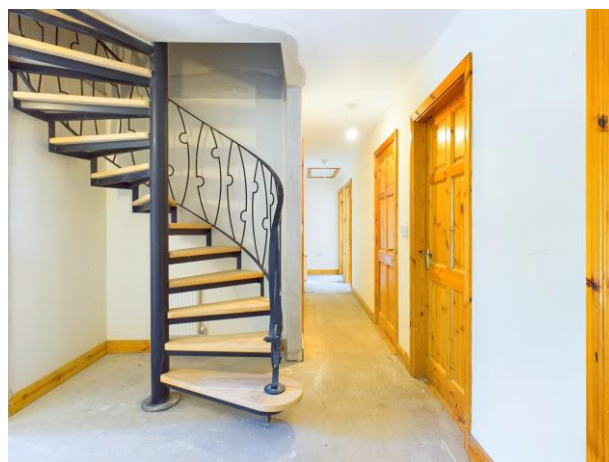
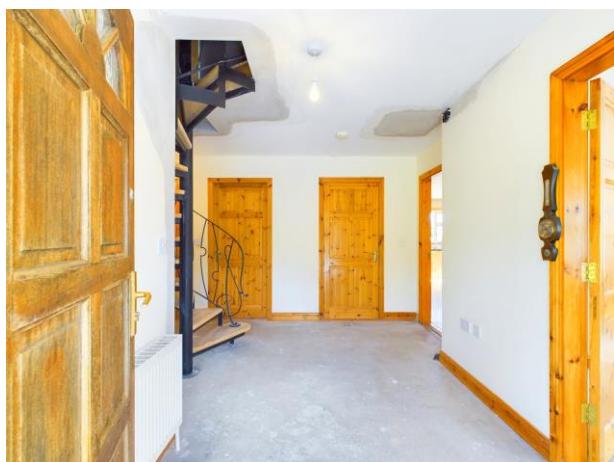
A separate, spacious garage with a double-height block brick cavity wall under a pitched roof. It features four large Velux windows, a concrete ground floor, and a loft with a steel base, offering ample storage or workspace extending to 107 sq.m. The garage first floor level hosts superb, elevated views to enjoy the boats arriving and departing from Rosslare Europort.

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



ACCOMMODATION

| | | |
|---------------------|-----------------|--|
| Storm Porch | 2.03 m x 1.34 m | Concrete step, teak timber & glass door. |
| Entrance Hall | 4.26 m x 3.33 m | Coat Closet. Spiral staircase leading to attic storage room. |
| Sitting Room | 4.78 m x 4.53 m | Dual aspect with a feature bay window overlooking front driveway and large window overlooking side garden. Open fireplace with ornate polished black granite stone mantel piece and hearth. |
| Kitchen Dining Area | 6.56 m x 4.45m | Fitted kitchen with floor and eye level cabinets with stainless steel sink and drainer, dual aspect with large window over sink overlooking Wexford Harbour and Rosslare Views and second window overlooking side garden. There is an Indesit fridge-freezer and integrated Whirlpool oven and 4 ring electric hob and extractor fan overhead. Whirlpool dishwasher. |
| Sun Room | 3.74 m x 3.59 m | Double glass doors leading to; French doors leading out to the southerly aspect patio. Timber cladded vaulted ceilings. |
| Utility Room | 3.08 m x 1.96 m | Built in cabinetry, floor and eye level storage with ample worktop space, stainless steel sink and drainer. Undercounter Whirlpool washing machine and under counter dryer. Door leading to rear garden. |





ACCOMMODATION

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|---|-----------------|---|
| Hallway to Bedroom Accommodation. | 5.29 m x 0.91 m | Stira attic access. |
| Hot Press | 1.33 m x 0.91 m | With open shelves and ample storage space |
| Family Bathroom | 3.67 m x 2.55 m | Bath with chrome shower faucet, enclosed glass shower with a Triton t90si and exposed plaster walls. w.h.b. and w.c. |
| Master Bedroom | 4.57 m x 3.22 m | Large window overlooking front gardens and open shelves to one wall. |
| Ensuite | 2.57 m x 0.91 m | Enclosed shower with exposed plaster walls, Triton Aqua Sensation electric shower, w.h.b. with lighting overhead and w.c. |
| Bedroom 2 | 3.77 m x 3.66 m | Large window overlooking rear garden. |
| Bedroom 3 | 3.66 m x 2.73 m | Large window overlooking rear garden. |
| Bedroom 4 | 3.22 m x 2.92 m | Large window overlooking front garden, walk in wardrobe. |
| Walk in Wardrobe | 1.06 m x 1.03 m | |

Total Floor Area: c. 155 sq.m. (c. 1,668 sq.ft.)





Features

- Located within five minutes' drive of Wexford Town
- 4 Bedrooms, 2 Bathrooms
- Extending to c. 155 sq.m / 1,668 sq. ft
Ready for decorating.

Outside

- Site extends to c.0.81 acres
- Spacious South-Facing Patios
- Separate Garage with velux windows and Loft with much potential to develop.
- Beautifully landscaped front gardens.

Services

- Mains water
- Treatment plant system.
- OFCH.
- Alarm.
- Telephone points.
- Broadband available

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 Y7E8





Building Energy Rating (BER): D1 BER No. 117336420
Energy Performance Indicator: 252.26 kWh/m²/yr

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

Sales Agent
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