

# FOR SALE

AMV: € 425,000

File No.E122 .CWM



## **“Fionn Ghlas”, Kinnagh, Wellingtonbridge, Co. Wexford Y34 T212**

- “Fionn Ghlas” is where the birds song is cheerfully heard throughout the day
- A detached dormer bungalow property extending to c. 189 sq.m
- Enclosed private gardens extending to c. 189sq.m. of an acre with south facing raised decking, outdoor kitchen area, large patio and pollytunnels.
- Impressive four-bedroom, three-bathroom property with spacious living areas leading to the glorious gardens.
- Accommodation in brief comprises of entrance hall, sitting room, open plan living / kitchen / dining area, sunroom, utility laundry room, pantry with large storage areas, ground floor bedroom and ensuite. Upstairs three further bedrooms (master ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **“Fionn Ghlas”, Kinnagh, Wellingtonbridge, Co. Wexford Y34 T212**

“Fionn Ghlas” is situated in the scenic area of Kinnagh, where scenic shore walks and the St. Kiernan's Rowing Club are merely 2.6 kilometers from your residence. The region offers opportunities for pony trekking and boasts extensive Wexford beaches. The location enjoys proximity to Wellingtonbridge, being within 6 kilometers of various amenities available in Wellingtonbridge village, including restaurants, pubs, a pharmacy, a post office, a SuperValu grocery store, garden centers, schools, a church, and the picturesque Bannow Bay Estuary. Furthermore, Wellingtonbridge is only a 25-minute drive from the towns of Wexford and New Ross.

Upon arrival at “Fionn Ghlas”, only a short few meters from the R733 Wellingtonbridge to Arthurstown Road the tarmac driveway provides substantial parking facilities and meticulously maintained gardens to the front, ensuring the property is positioned privately away from the road. Built in 2000, the accommodation is distinguished by its spaciousness and natural light, with living areas seamlessly connecting to the south-facing gardens, which feature a raised decking area equipped with an outdoor kitchen and cozy bar. Internally, the living space is well-proportioned, bright, and spans approximately 189 sq.m, showcasing high-quality finishes throughout. The generously sized ground floor bedroom, complete with an ensuite and built-in sliding door wardrobe, offers highly desirable ground floor living accommodation. The upper level comprises three additional spacious bedrooms, along with a sizable landing area intelligently configured to serve as a home office; the eaves provide ample additional storage options.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





## ACCOMMODATION

Entrance Hall	3.85m x 3.64m	Tiled flooring throughout, solid timber staircase leading to first floor. Electric points and telephone points.
Large Sitting Room	6.73m x 5.16m	Featuring bay window and feature solid fuel stove with back boiler, stone cladded with granite stone raised hearth and timber mantelpiece. Solid timber floors throughout, dual aspect with large bay window overlooking front garden and window overlooking side patio. Coving, tv points and electrical points.
Kitchen	4.83m x 3.31m	Tiled flooring throughout, large window overlooking rear garden, stainless steel double drainer with filtered water tap, ample worktop space with tile splashback, fully fitted kitchen with floor and eye level cabinets, large range cooker with dual fuel electric and 8 ring gas hob, extractor fan overhead. space for integrated fridge freezer while a free standing Nordmende fridge freezer is in the rear hall.
<i>Archway leading through to:</i>		
Dining Room	3.62m x 3.32m	Tiled flooring throughout, half wall panels and timber cladding overhead with recess lights, dual aspect doors with sliding door leading out to south facing patio and sliding door leading to the sunroom.
Sunroom	3.60m x 3.43m	Tiled flooring throughout, half wall and window surround with sliding doors leading out to raised patio area perfectly position to enjoy the garden views.







## **ACCOMMODATION**

Rear Hallway	2.00m x 1.90m	Tiled flooring throughout, door leading to rear garden, electric fuse board and generator switch, half tile surround.
<i>Door leading through to:</i>		
Pantry	2.35m x 2m	Tiled flooring throughout, dual aspect with window overlooking rear garden and side garden, worktop space, ample utility space, plumbed for dishwasher, plumbed washing machine and space for freezer or dryer. Open shelves with ample storage space surrounding. Door to hot-press with ample storage space both hanging and shelf space and space for dryer.
Bedroom 4	3.87m x 4.04m	Timber laminate flooring throughout. Built in sliding door wardrobe, large window overlooking front garden
En suite	1.18m x 2.42	Tiled flooring, vinyl floor to ceiling surround, enclosed pressure pump shower, w.h.b with storage cabinetry underneath, wall mounted mirror with lighting built in, w.c.

*Timber staircase leading to:*





## **ACCOMMODATION**

### ***First Floor***

Landing Space	4.30m x 2.40m	Tongued and grooved flooring throughout with dormer bay window overlooking front gardens and space for reading nook/office. Stira leading to attic space.
Master Bedroom	5.10m (max) x 4.06m	Engineered timber floor, dual aspect with dormer bay window overlooking front garden and rolling countryside hills, built in slide robes and chest of drawers right and left with ample storage space, pockets to eave with further storage opportunity and Velux overhead. Door leading to
En suite	1.79m x 1.78m	Tiled flooring, enclosed shower, Triton T90sr with subway wall tile surround, w.h.b with ample storage underneath and tiled splashback, wall mounted mirror and lighting built in, w.c. and Velux overhead.
Bedroom 2	4.62m x 3.71m	Tongued and grooved flooring, dual aspect with large window overlooking front garden and rolling countryside hills with Velux on the southern gable. Built in storage with space directly behind storage leading to large hot water tank.
Bedroom 3	3.63m x 2.82m	Timber engineered floor, dual aspect with window overlooking side garden and Velux overhead.
Family Bathroom	3.23m x 1.67m	Tiled flooring, floor to ceiling tile surround, large corner jacuzzi bath with chrome faucet head, separate enclosed shower with Gainsborough PS1200 pressure pump shower, w.h.b with mirror and lighting overhead and w.c.

**Total Floor Area: c. 189 sq.m / 2,034 sq.ft**







## Features

- Built in 2000
- 4 Bedrooms, 3 Bathrooms
- Extending to c. 189 sq. m / c. 2,034 sq.ft
- Local Link bus service to New Ross a short walk from the property.
- Daily bus service to Wexford / Waterford from Wellingtonbridge

## Outside

- Situated on c. 0.76 acres
- Garden storage sheds, poly tunnel and ample raised decking with bar and outdoor kitchen

## Services

- Mains water
- Treatment plant (Klargester – serviced and emptied in recent years)
- OFCH with back boiler
- Broadband
- Wired for generator

**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: Y34 T212









**Building Energy Rating (BER): B3 BER No. 117938902**  
**Energy Performance Indicator: 134.08 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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