

FOR SALE

Offer in Excess: €595,000

File No. D436.CWM



“Kiauna Lodge”, Carraig Árd, Coolcotts Lane, Wexford

- **Kiauna Lodge is a beautifully maintained, elegant, and spacious detached house with four bedrooms and four bathrooms, spanning c. 235 sq.m.**
- **Situated in a serene cul-de-sac in one of Wexford Town's premier locations, just five minutes from the town centre.**
- **The high-end-interiors features include a bespoke, fully fitted Michael Farrell kitchen, superior flooring, and high-quality sanitary ware and tiling throughout the bathrooms.**
- **Accommodation comprises of a sitting room, home office, kitchen/dining room, sunroom, utility, guest bathroom and integrated garage on ground floor; four large bedrooms (two ensuite) and family bathroom on the first floor.**
- **Exceptionally maintained gardens including a tarmac driveway with ample parking, a landscaped south-facing rear garden, and an additional garden room.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

“Kiauna Lodge”, Carraig Árd, Coolcotts Lane, Wexford

Kiauna Lodge is an exceptionally elegant and spacious detached house, featuring four bedrooms and four bathrooms, and is presented to the market in excellent condition. Situated in a serene cul-de-sac within one of Wexford Town's premier locations, the property spans approximately 235 sq.m and enjoys a fabulously landscaped south-facing garden. Constructed in 1998, the house is impeccably maintained and includes a bespoke, fully fitted kitchen with breakfast and island units, high-quality sanitary ware and tiling throughout the bathrooms, and superior flooring.

The accommodation is bright and generously proportioned, comprising an entrance hall, sitting room, home office, kitchen/dining room, sunroom, utility room, guest bathroom, and integrated garage on the ground floor. The upper floor features a large landing area with a spacious hot press fitted with built-in shelving, a master bedroom with full-wall slide robes and an ensuite, a second bedroom with an ensuite, a third bedroom with built-in wardrobes, a fourth bedroom with walk-in wardrobes, and a substantial family bathroom. Externally, the property offers a tarmac driveway with ample parking at the front, convenient side door access, a beautifully landscaped south-facing rear garden, and an additional garden room positioned to capture the westerly sun.

Kiauna Lodge is among the most coveted addresses in Wexford, positioned just a five-minute drive from Wexford Town, close to the Hospital, the Department of Environment, and County Council Local Authorities, and offering quick access to the N25 Ring Road and motorways to Dublin, Waterford, and Cork. This exceptional home is an ideal family residence, presented in outstanding condition, and warrants a viewing.

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

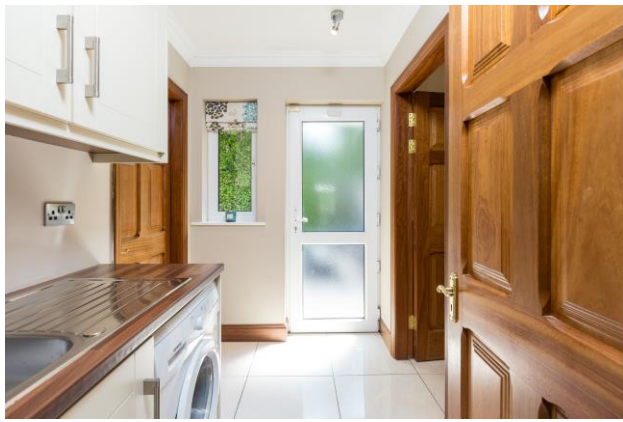


ACCOMMODATION

| | | |
|------------------------|----------------------|---|
| Storm Porch | 1.76m x 0.89m | Tiled flooring. |
| Entrance Porch | 2.05m x 1.47m | Coving. Tiled flooring throughout, teak double glass doors leading to: |
| Entrance Foye | 4.27m x 3.98m | Tiled flooring throughout, radiator cover, coving, recess lights. Door leading to: |
| Sitting Room | 5.31m x 4.52 m (max) | Engineered timber flooring with feature piped for gas fire with cast iron insert, black marble surround and marble hearth. Coving throughout, dual aspect with window overlooking rear south facing garden and feature bay window overlooking front driveway and front gardens, tv points and electric points throughout. recess lights with picture lighting across two walls and ceiling rose. Double glass doors leading to: |
| Kitchen/Dining Area | 5.66m x 5.39m | Tiled flooring throughout, radiator covers, kitchen area features bespoke made shaker style kitchen hand made by Michael Farrell Kitchens, Wexford incorporating an island with a walnut countertop and curved details throughout meeting granite counter space with built in microwave and built in drinks cooling cabinet. Separate dresser with display cabinetry and drawers built in and for added comfort a blow heater discretely built in underneath. Fisher & Paykel fridge freezer with pantry and ample storage throughout. Neff oven and steam oven, further counter space with dual aspect corner windows overlooking rear garden, Neff induction hob with 5 rings, Neff extractor fan overhead, stainless steel sink, double drainer with bevelled cut granite drainer and integrated Bosch dishwasher. At Dining area, double glass doors leading to |
| Sunroom | 4.52m (max) x 3.71m | Tiled flooring throughout with French sliding doors leading out to cobble patio area. Coving and recess light throughout. Feature corner windows overlooking the garden. |
| Utility Space | 2.30m x 1.69m | Tiled flooring throughout, built in cabinetry throughout with Siemens washing machine and stainless-steel sink and counter with further wall mounted storage overhead. Door leading to garden & side driveway ideal access for shopping days. Coving throughout. |
| Guest Bathroom | 1.56m x 1.53m | Tiled flooring throughout. tile to ceiling floor surround, chrome radiator, built in shelving space, w.h.b. with cabinetry underneath, mirror lighting overhead and w.c.. Recess lighting. |
| Garage | 3.56m x 2.68m | Two steps down to integrated garage. Concrete floors throughout with built in storage cabinets. Silent master integrated Hoover system in the home, mechanics and dual motor with large bag. |
| Home Office/Family Den | 3.85m x 2.61m | Engineered timber floors throughout. Coving, recess light, large window overlooking front driveway, built in furniture ideal for home office, desk space and storage library area and access to Siro broadband. |

Solid teak staircase carpeted with a runner and brass position bar leading to:





ACCOMMODATION

First Floor

| | | |
|--------------------------------|--------------------------------|--|
| Spacious Landing Area | 7.77m x 2.13m (max) | Carpeted flooring throughout. Coving and ceiling rose, Stira access to attic. Please note the attic is partial floored with a large, insulated room area ideal for further storage. |
| Master Bedroom | 4.56m x 4.56m | Carpeted flooring throughout, feature bay window overlooking front gardens, slide robes with ample storage on one full width of the wall, tv points and electric points. Door leading to: |
| En Suite | 2.08m x 1.62m | Tiled flooring, floor to ceiling tile surround, w.h.b with mirror and lighting overhead, corner enclosed shower Triton 90 si electric shower, vinyl ceiling with inline extractor fan in ceiling. |
| Bedroom 2 | 3.55m x 3.25m | Carpeted flooring throughout with built in wardrobes with ample storage space, mirror and open shelves, tv. and electrical points and window overlooking rear south facing rear garden. |
| En Suite. | 2.06m x 1.53m | Tiled flooring, floor to ceiling surround, corner Triton T90i electric shower, inline extractor fan in ceiling, dimplex heater wall mounted, chrome towel rail, w.h.b with mirror and lighting overhead and w.c. |
| Large Hotpress Family Bathroom | 2.19m x 2.09m 4.39m x 2.77m | Open shelves throughout. Tiled flooring throughout, half wall tiled, enclosed shower with tiled surround and Mira Vigor pressure pump shower, easy to access large bath perfectly positioned under the velux to admire the stary skies at night, w.h.b with mirror and lighting overhead and w.c. |
| Bedroom 3 | 4.32m x 3.44m | Carpeted flooring throughout, built in wardrobes, dual access with porthole window overlooking driveway and velux window offer ample light throughout. |
| Bedroom 4 | 3.78m x 3.20m | Carpeted flooring throughout, dual access with porthole window overlooking side driveway and large window overlooking front gardens. |
| Walk in Wardrobe | 2.32m x 1.34m | Carpeted flooring, built in shelves and rails throughout. |

Total Floor Area: c. 235 sq. m. (c. 2,530 sq. ft.)





Features

- Built in 1998
- Detached family home
- 4 bedrooms, 4 bathrooms
- Extending to c. 235 sq.m. / 2,530 sq.ft.
- Located on a private residential lane

Outside

- Pristine landscaped gardens
- South facing cobble lock patio off the living space
- Garden room positioned to capture the direct westerly evening sun.
- Tarmacadam driveway
- Site extends to c. 0.51 acres

Services

- Mains Water
- Treatment Plant System (Puroflo)
- OFCH 3 Zones incl. ground floor, 1st floor & water.
- Hoover vacuum system
- Fibre broadband
- Alarm

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: Y35D6X9





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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Building Energy Rating (BER): C3 BER No. 116494345
Energy Performance Indicator: 209.79 kWh/m²/yr

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

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