

# FOR SALE

AMV: €650,000

File No.E144. CM



## “Brookfield House”, Garrylough, Castlebridge, Co. Wexford

- Elegant 4-bedroom family home extending to c. c. 355 sq. m. / c. 3,821 sq. ft.
- Set on a c. 3.23 acre plot with a meandering tree-lined avenue and mature woodland boundaries offering complete privacy.
- Superb location 5 minutes from Castlebridge and less than 15 minutes from Wexford town centre.
- A stone's throw to north Wexford's beautiful coastline and array of sandy beaches including Curracloe's 'Blue Flag' beach.
- South-facing sunroom with patio access perfect for entertaining and al fresco dining during the summer months.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**







## Location

“Brookfield House” enjoys a truly enviable position just 12 minutes’ drive from Curracloe’s ‘Blue Flag’ beach, Raven Forest woodland walking trail, and North Wexford’s stunning coastline. A short 5-minute drive will bring you to Castlebridge Village, offering an array of excellent amenities including a supermarket, primary school, coffee shop, Italian and Chinese takeaways, pub, pharmacy, and service station. Local sports clubs including Shelmaliers GAA Club and Bridge Rovers AFC ensure everything you need is within easy reach. In addition, Wexford Town is less than 10 minutes’ drive away offering an array of bars, restaurants, hotels, coffee shops and shopping options. For commuters, excellent road connections ensure easy access to the M11 motorway, making South County Dublin accessible in 1 hour 20 minutes and Dublin Airport approximately 1 hour 40 minutes away.





## **“Brookfield House”, Garrylough, Castlebridge, Co. Wexford**

Set on an idyllic, mature c. 3.23 acre site offering complete privacy, “Brookfield House” is a most impressive family residence extending to c. 355 sq.m. / 3,821 sq.ft. of light-filled and versatile accommodation. A meandering, tree-lined avenue leads you to this private retreat, creating a striking first impression and adding to the mystique of the setting.

Internally, the property is equally captivating. The sitting room forms the heart of the home, with a vaulted ceiling, exposed timber beams, and a raised fireplace lending a warm and inviting ambience. The accommodation is thoughtfully arranged and includes 4 bedrooms, with the master suite featuring a walk-in wardrobe and ensuite bathroom. A large home office provides flexibility and could easily function as an additional lounge area. The kitchen and dining room flow seamlessly to a south-facing sunroom, where natural light floods in and double doors open onto a patio area — perfect for al fresco dining and entertaining. A spacious utility room and access to the integral garage complete the ground floor accommodation.

Upstairs, an expansive games room area provides further space for family living or recreational use and a large walkin storage room adds to the functionality of this wonderful home.

Outside, “Brookfield House” enjoys extensive grounds surrounded by mature trees, ensuring total privacy. The expansive westerly-facing rear lawn offers a perfect backdrop for summer gatherings and outdoor activities, making this excellent home a true haven for family life.





## **ACCOMMODATION**

### ***Ground Floor***

|                        |                        |   |
|------------------------|------------------------|---|
| Entrance Hallway       | 5.30m x 5.13m<br>(max) | Pitch pine flooring and stairwell to first floor. Feature dual door entrance into sitting room.   |
| Hotpress               |                        |   |
| Hallway                | 7.87m x 1.26m          | Carpeted flooring.  |
| Kitchen / Dining Area  | 8.17m x 5.38m          | Tiled floor, floor and eye level units, integrated Neff oven, microwave, integrated dishwasher, red brick feature wall, 5-ring Smeg gas hob, Siemens fridge, kitchen island unit, exposed timber beams from The Pillar, Wexford and vaulted ceiling over dining area.                             |
| Rear Entrance          | 2.42m x 1.05m          | Tiled floor and door to rear garden.  |
| Hallway                | 1.73m x 1.34m          | Tiled floor.  |
| Guest W.C.             | 2.03m x 0.75m          | Tiled floor, w.c. and w.h.b.  |
| Sunroom / Living Room  | 3.76m x 3.61m          | Tiled floor, vaulted ceiling, triple aspect windows and French doors to rear garden area.   |
| Utility room           | 3.78m x 1.79m          | Tiled floor, floor level units with stainless steel sink and countertop, washing machine and dryer. Door into integral garage   |
| Home Office / Study    | 4.86m x 4.40m          | Carpeted flooring.  |
| Sitting Room           | 5.57m x 5.31m          | Pitch pine flooring, pitch pine double doors, vaulted ceiling with exposed Harland and Wolff timber beams from Belfast slipway, dual aspect windows, feature bay window with sailors window above, raised solid fuel stove with granite hearth and Paulstown Quarry, Kilkenny dry stone surround. |
| Family Bathroom        | 3.76m x 2.66m          | Lino flooring, wall panelling, bath, w.c., w.h.b., Mira power shower stall and tiled surround.  |
| Bedroom 4              | 3.84m x 3.54m          | Carpeted flooring.  |
| Bedroom 2              | 3.80m x 3.74m<br>(max) | Carpeted flooring and built-in wardrobe units.  |
| Bedroom 2 Private W.C. | 1.69m x 1.00m          | With w.c. and w.h.b. with tiled splashback.   |
| Bedroom 3              | 5.15m x 3.50m          | Carpeted flooring and built-in wardrobe units.  |
| Master Bedroom         | 4.72m x 3.76m          | Carpeted flooring.  |
| Ensuite                | 1.97m x 1.84m          | Lino flooring, w.c., w.h.b., shower stall with Mira power shower and tiled surround.  |
| Walk-in wardrobe       | 1.97m x 1.57m          |   |

### ***First floor***

|                 |                 |                      |
|-----------------|-----------------|----------------------|
| Landing Area    | 2.84m x 1.15m   | Pitch pine flooring. |
| Games Room      | 10.80 m x 4.65m | Carpeted flooring.   |
| Attic Storage 1 | 4.38m x 3.73m   | Carpeted flooring.   |
| Attic Storage 2 | 5.72m x 3.62m   | Carpeted flooring    |

|                 |               |   |
|-----------------|---------------|---|
| Integral Garage | 5.90m x 5.77m | Concrete floor and automated roller door. |
|-----------------|---------------|---|

**Total Floor Area: c. 355 sq.m. / c. 3,821 sq.ft. (Including Integral Garage)**













## Features

- Elegant 4-bed family residence
- Flexible acc. extending to c. 355 sq. m. / c. 3,821 sq. ft
- South-facing sunroom with vaulted ceiling
- Presented in excellent condition
- First-floor games room
- Integral garage
- Thoughtfully designed layout
- Feature Hallmark stone façade on entire house.

## Outside

- Secluded c. 3.23 acre plot
- Mature woodland boundaries
- Meandering tree-lined avenue
- Expansive westerly-facing rear lawn
- South-facing patio area
- Landscaped gardens with excellent privacy
- Stream and Garrylough Bridge on site
- Oak trees planted from acorns from Edenvale in 1988

## Services

- Mains water
- Septic Tank
- O.F.C.H.
- Fibre broadband available
- Fully alarmed

**NOTE:** This sale is inclusive of all blinds, curtains, carpets, white goods and the pool table & table-tennis table in the games room. The Stanley Range cooker and some light fittings are expressly excluded from the sale.

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

**DIRECTIONS:** From Wexford Town: Head over Wexford bridge and continue into Castlebridge. Proceed straight through Castlebridge and turn left after 1.5km onto Ballymartin. Continue for 300m and turn right at the 'T' junction. In 1.7km the property for sale will be on your left-hand side. **Eircode: Y35 VW32**

















**Building Energy Rating (BER): C3 BER No. 118348499**

**Energy Performance Indicator: 205.68 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Colum Murphy**

**Contact No: 053-9144393**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**

**Kehoe & Assoc.,**

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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. PRA No. 002141