

FOR SALE

AMV: €450,000

File No.E223.BK



Redmondstown, Rathaspeck, Co. Wexford

- Superb 3-bedroom / 2-bathroom family home extending to c. 193 sq. m. / 2,077 sq. ft.
- Exceptional location near Piercestown and Murrintown villages, schools, sports clubs, Johnstown Castle Estate, Museum & Gardens, and only minutes from Wexford Town.
- Set on a generous c. 0.22 hectares / 0.54 acres site with an extensive rear lawn.
- Bright open-plan kitchen / diner with vaulted ceiling, mezzanine, and feature corner window with French doors leading to a sheltered west-facing decking area.
- Accommodation briefly comprises: hallway, sitting room, kitchen / dining room (with mezzanine), utility room, 3-bedrooms (master ensuite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

This exceptional property is positioned in one of Wexford's most sought-after residential areas, within a short drive of both Piercestown and Murrintown villages. Piercestown offers an excellent range of amenities including Piercestown National School, supermarket, pharmacy, church, and St. Martin's GAA & Tennis Club. Murrintown, just a few minutes away, provides further amenities such as Murrintown National School, childcare and afterschool service, a local shop, church, post office, coffee shop, playground, pub, takeaway and the welcoming Murrintown Community Centre, which serves as a hub for social and recreational activities including squash or badminton.

For leisure, Johnstown Castle estate Museum & Gardens is on your doorstep, while Forth Mountain Walking Trails and Carrigfoyle Lake offer a haven for walkers, cyclists and nature enthusiasts. For sports enthusiasts, Murrintown is also home to Forth Celtic AFC. The property is also convenient to Wexford Town, just a short 10-minute drive away, with its array of secondary schools, high street shopping, restaurants, cultural attractions and transport links. For those who love the coast, stunning 'Blue Flag' beaches at Rosslare Strand and Curracloe are within 12 minutes and 18 minutes driving distance respectively.



Redmondstown, Rathaspeck, Co. Wexford

Kehoe & Assoc. are delighted to present this wonderfully appointed 3-bedroom family home to market. This expansive bungalow combines generous proportions, stylish features and a highly convenient location. Extending to c. 193 sq. m. / 2,077 sq. ft., this beautiful home has been designed with space and comfort in mind. The accommodation includes a large entrance hallway filled with natural light, leading into the sitting room, a superb reception space complete with a raised solid-fuel stove framed by a handsome red brick surround. From here, French doors open to a sheltered west-facing decking area, the perfect spot to unwind and soak up the evening sun. The heart of the home is the bright open-plan kitchen and dining area, with feature corner window and direct access to the decking. The vaulted ceiling creates a sense of openness and leads to the mezzanine level, an adaptable space ideal as a home office or a second lounge area.

The master bedroom suite is a standout, featuring double doors to the rear garden, an en-suite shower room and a walk-in wardrobe. The remaining accommodation includes two generously sized guest bedrooms, a family bathroom with both bath and separate shower, and a well-equipped utility room with excellent storage. This property truly delivers on both lifestyle and layout, making it an ideal choice for growing families. Externally, the property sits proudly on a generous c. 0.22 hectares / 0.54 acres plot, with an extensive lawn at the rear, ideal for children at play or family gatherings. The sheltered decking area, accessed from both the dining room and sitting room, enjoys a westerly aspect and evening sunshine. Practical additions include an Adman Steel and barna storage sheds and ample parking. Viewing of this wonderful home comes highly recommended.







ACCOMMODATION

Entrance Hallway	16.27m x 1.90m	With tiled flooring and vaulted ceiling.
Open Plan Kitchen / Dining Room	8.22m x 4.23m	With tiled flooring, vaulted ceiling, floor and eye level units, tiled splashback, integrated American style fridge freezer, integrated dishwasher, Belling electric range cooker & hob with overhead Belling extractor, feature corner window with French door to access to decking area. Staircase to:
Mezzanine	4.70m x 4.22m	With laminate flooring.
Sitting Room	4.95m x 4.90m	With timber flooring, feature solid fuel stove with granite hearth, red brick surround and timber mantle piece. Sliding door to decking area.
Utility Room	3.00m x 3.00m (max)	Tiled flooring, extensive eye level units, countertop space, stainless steel sink, Bosch condensing dryer and Whirlpool washing machine.
Hotpress		
Family Bathroom	3.20m x 2.93m	Tiled flooring, half tiled walls, bath, w.c., w.h.b., large shower stall with Triton t90xr electric shower and tiled surround.
Bedroom 3	4.11m x 3.32m	Carpet flooring.
Bedroom 2	4.11m x 3.95m	Carpet flooring.
Master Bedroom	6.21m x 4.36m	Carpet flooring, French doors to rear garden area and Stira staircase to partially floored attic space.
Ensuite	2.53mx 2.14m	Tiled flooring, half tiled walls, w.c., w.h.b. with vanity unit, shower stall with pump shower and tiled surround.
Walk-in Wardrobe	2.53m x 2.15m	Carpet flooring.

Total Floor Area: c. 193 sq. m. / c. 2,077 sq. ft.





Features

- Exceptional 3-bed / 2-bath family home
- Acc. extending to c. 193 sq. m. / 2,077 sq. ft.
- Presented in turnkey condition
- Master suite with walk-in wardrobe, en-suite & garden access
- Open-plan kitchen / diner with vaulted ceiling & mezzanine
- Bright, expansive living spaces throughout

Outside

- Most convenient location
- Generous c. 0.54 acres site
- Large rear lawn area
- Sheltered, westerly-facing decking area
- Adman Steel & barna storage sheds

Services

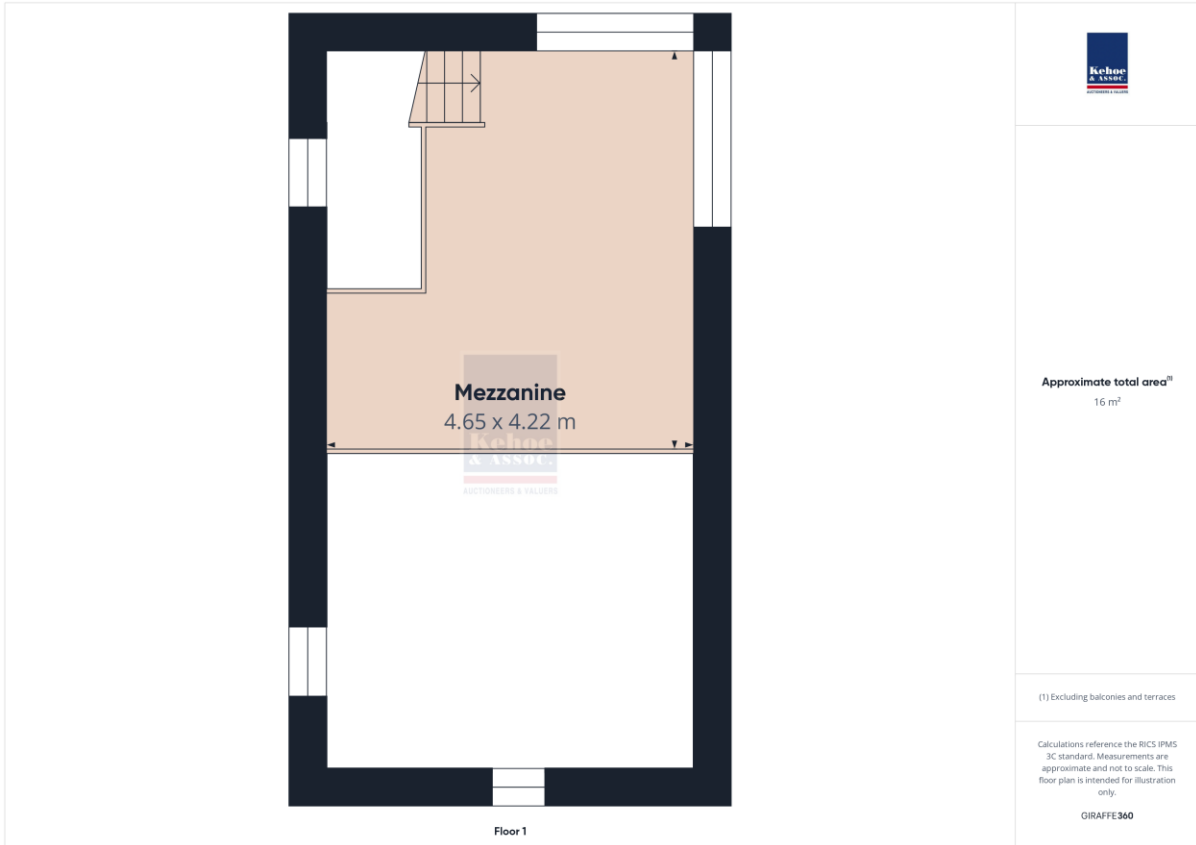
- O.F.C.H. (zoned)
- Mains water (with water softener)
- Treatment plant
- Fibre broadband available
- Wired for alarm

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

DIRECTIONS: From Wexford Town, proceed out the R730 towards Rosslare Strand. In approximately 2.7km turn right onto the Coolballow Road at Kerlogue Nursing Home signposted for Murrintown. Turn right at Drinagh heading for Piercestown. Continue for 3.4km can continue straight through the small roundabout. Take an immediate right turn after the church onto the L3042. Proceed for approximately 300m and the property for sale will be on your right-hand side (For Sale board). **Eircode: Y35 K79Y**







Building Energy Rating (BER): C3 BER No. 118791714

Energy Performance Indicator: 210.26 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

