

FOR SALE

AMV: €305,000

File No. d148 CM



‘Dolce Domum’ Rathjarney, Piercestown, Co. Wexford

- **Splendid 4 bedroom detached bungalow extending to c. 129 sq.m. / 1,389 sq.ft.**
- **Set on c. 0.33 hectares / 0.82 acres of wonderful gardens.**
- **Situated in the heart of Piercestown Village, this location is surrounded by local family friendly amenities including Johnstown Castle Estate & Gardens.**
- **10 minutes’ drive to both Wexford Town and Rosslare Strands ‘blue flag’ beach.**
- **Meticulously maintained, mature and private gardens that also benefit from a rear westerly aspect.**
- **Accommodation briefly comprises; entrance porch, entrance hallway, 4 bedrooms(master ensuite), kitchen/dining room, living room, shower room and sunroom.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe
& ASSOC.**

‘Dolce Domum’ Rathjarney, Piercestown, Co. Wexford

Description: 'Dulce Domum' translates from Latin as 'Home, Sweet Home'. This wonderful home is an attractive 4-bedroom detached bungalow nestled in the heart of Piercestown Village. This desirable location is a mere 10 minute drive from Wexford Town and is well connected via bus service. The picturesque grounds of 'Johnstown Castle Estate & Gardens' are within walking distance where you will find various walking tracks, a café, museum and a children's playground. Other local amenities include Piercestown National School, church, shop, pharmacy and car mechanics. The neighbouring village of Murrintown is 3km away where local amenities include a pub, shop, walking track, children's playground, post office, national school, church, community centre and 'Tots to Teens Childcare Centre'. The parish of Piercestown/Murrintown is home to the well-established St. Martin's GAA Club and Forth Celtic AFC. The stunning blue flag beach of Rosslare Strand is also only a 10 minute drive away, and the recently upgraded Forth Mountain Walking Trails are but a 5 minute drive from this location.

This well maintained property would be ideally suited to a growing family. The fourth bedroom would also make a perfect home office. For those now working remotely, there is high speed fibre broadband available in the area. The accommodation comprises of an entrance porch, entrance hallway, 4 bedrooms (master en-suite), kitchen/dining room, living room, shower room and sunroom. Outside, there is a detached garage with an adjoining store room to the left hand side of the property. The property boasts a beautifully upkept garden to the rear with mature trees, shrubs, plants and foliage. A perfect retreat for dining al fresco. The west facing sunroom overlooks the rear garden, an ideal space for relaxing with a book in the evening. The large lawn space to the front is well-suited to family living. The property benefits from oil fired central heating and a private treatment system, while there is also a solid fuel stove in the living room. 'Dulce Domum' offers potential buyers a wide range of amenities right on their doorstep, as well as the tranquility of countryside living. Viewing comes highly recommended.



ACCOMMODATION

Entrance Porch	2.35m x 1.59m	With Carpet flooring.
Entrance Hallway	3.80m x 1.54m & 8.41m x 1.19m & 3.13m x 0.98m	With Carpet flooring. With Carpet flooring. With Carpet flooring, hotpress with dual immersion
Master Bedroom	3.98m x 2.85m	With Carpet flooring and built-in storage units.
Ensuite	3.14m x 1.94m (max)	With Carpet flooring, w.c., w.h.b., Triton T90si electric shower and built in storage units.
Shower Room	3.04m x 1.67m	With Carpet flooring, w.c., w.h.b., Triton T90si electric shower.
Bedroom 2	3.94m x 2.85m	With Carpet flooring.
Bedroom 3	3.62m x 2.47m	With Carpet flooring.
Bedroom 4 / Home Office	3.62m x 2.00m	With Carpet flooring.
Living Room	5.96m x 3.63m	With Carpet flooring, solid fuel stove, and sliding doors to:
Sun Room	3.54m x 2.36m	With tiled flooring.
Kitchen	4.96m x 3.17m	With lino flooring, floor and eye level units, electric oven and hob, extractor fan, stainless steel sink and door to rear garden.

Total Floor Area c. 129 sq.m. / 1,388 sq.ft.



Features

- 4-bedroom family home extending to c. 129 sq.m / 1,389 sq.ft.
- Surrounded by amenities on your doorstep
- Ideally located 10 minutes' drive from both Wexford Town and Rosslare Strand
- Nearby bus service into Wexford Town
- West facing sunroom

Outside

- 0.33 hectares / 0.82 acres site
- Wonderfully maintained garden and lawn areas
- Westerly rear aspect
- Detached garage and storeroom
- Pebbledash entrance driveway

Services

- OFCH
- Treatment system
- Mains water
- High speed fibre broadband

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

DIRECTIONS: From the Rosslare Road Roundabout, take the N25 towards Rosslare Strand for 1.7km. Turn right at Drinagh Garden Centre heading towards Piercestown Village. After 1.8km, turn left at Piercestown Church. Continue past Londis shop and 'Dolce Domum' is 800m on your right hand side. 'For Sale' board." **Eircode:** Y35 K6X4





GROUND FLOOR



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): D2 BER No. 104757029
Energy Performance Indicator: 261.27 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