

# FOR SALE

AMV: €495,000

File No. c901.BK



## “Stream”, Ballyhyland, Caim, Co. Wexford

- The aptly named, “Stream” offers peaceful rural living set on c. 0.23 hectares / 0.57 acres, surrounded by mature woodland.
- Excellent location walking distance to Caim National School and just 8km to Enniscorthy Town.
- Meticulously maintained 4-bed family home extending to c. 182 sq. m. / 1,959 sq. ft.
- Relax outside listening to the calming sounds of flowing water and birds chirping.
- Presented in turn-key condition, tastefully decorated throughout.
- Acc. Briefly comprises; entrance hallway, sitting room, kitchen / dining room, sunroom, 4 bedrooms (master en-suite), utility room, family bathroom and guest w.c.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)







## LOCATION

Caim is situated just 8kms west of Enniscorthy Town where local amenities include Caim National School, church, pub, takeaway, hardware store, fuel pumps and Duffry Rovers GAA Club. The property itself is located down a cul-de-sac with local access only to six private properties.

Monart Destination Spa, widely considered to be one of the finest destination spas in Ireland, is also on your doorstep. In 2020, Monart Destination Spa was named in the top 1% of all 5-star hotels in the world by Tripadvisor. Both Waterford and Kilkenny cities are 50 minutes driving distance away, with the M11 motorway to Dublin just 15 minutes away.

## *Monart Destination Spa*





## **“Stream”, Ballyhyland, Caim, Co. Wexford**

Upon arrival, “Stream” exudes an aura of tranquillity. Bordered by a stream and mature woodland, this charming 4-bedroom / 3-bathroom residence is an oasis of serenity. A church style window takes pride of place set in a stone-clad porch. Tastefully decorated throughout, wood panelling adorns the walls of the loungeroom and the warm and welcoming entrance hallway. This wonderfully appointed home extends to c. 182 sq. m. / 1,959 sq. ft. A light-filled sunroom to the rear of the property is an extension of the kitchen / dining area.

Double doors lead outside to the stream where you can relax with a book whilst soaking up the calming sounds of the water flowing and birds chirping. The kitchen boasts a multi hob Rangemaster 110 dual oven together with a Belfast sink. A bright and spacious master-bedroom with ensuite has the benefit of triple aspect windows and extra storage space underneath the eaves.

The property is set on c. 0.23 hectares / 0.57 acres with access into the woodland from the rear of the garden. Attractive stone walls and piers lie at the entrance of the property which is tarmacadamed and flanked with lawn areas to both sides. Viewing of this exceptional property comes highly recommended.









## **ACCOMMODATION**

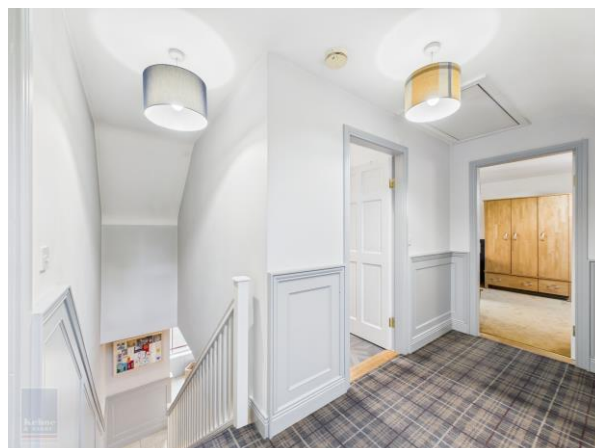
### ***Ground Floor***

|                                |   |   |
|--------------------------------|---|---|
| Entrance Hallway<br>(T-shaped) | 6.27m x 2.36m<br>(max) &<br>4.12m x 1.06m | With tiled floor, wall panelling. Stairs to first floor.  |
| Sitting Room                   | 4.76m x 3.97m                             | With solid timber floor, multi-fuel stove, ceiling coving.  |
| Kitchen/Dining<br>Room         | 4.74m x 3.94m                             | With tiled floor, half-tiled wall surround. Built-in floor and eye level units, dual oven Rangemaster 110 and Belfast sink. |
| Sunroom                        | 3.70m x 3.32m                             | Tiled floor, double doors to rear garden.   |
| Utility Room                   | 2.37m x 2.27m                             | With built-in floor and eye level units, plumbed for washing machine and dishwasher.  |
| Living Room/<br>Bedroom 4      | 5.04m x 4.34m                             | With carpet flooring, wall panelling, ceiling coving, centrepiece and built-in shelving units.                              |
| Bedroom 3                      | 3.58m x 3.24m                             | Carpet flooring and ceiling coving.   |
| Guest W.C.                     | 2.35m x 1.90m                             | Lino flooring, fully tiled walls, w.c., w.h.b. and plumbed for shower.  |

### ***Feature staircase to first floor***

|                 |                        |   |
|-----------------|------------------------|---|
| Landing         | 3.62m x 2.10m<br>(max) | Carpet flooring and wall panelling.   |
| Hotpress        |                        | With dual immersion and fitted shelving.  |
| Master Bedroom  | 5.11m x 5.03m<br>(max) | Carpet flooring, triple-aspect windows.   |
| En-suite        | 2.82m x 1.48m          | With lino flooring, w.c., w.h.b. with vanity unit and plumbed for shower.   |
| Bedroom 2       | 5.12m x 3.48m          | Carpet flooring, wall panelling, dual aspect windows, storage underneath eaves.   |
| Family Bathroom | 2.87m x 2.50m          | Lino flooring, fully tiled walls, bath, w.c., w.h.b., vanity unit and walk-in shower stall with Triton T90sr electric shower. |

**Total Floor Area: c. 182 sq. m. / 1,959 sq. ft.**







## Features

- Peaceful rural setting surrounded by mature woodland
- Splendid 4-bed home extending to c. 182 sq. m. / 1,959 sq. ft
- Private cul-de-sac of only 6 homes
- Stira staircase to attic
- Additional storage space underneath eaves

## Outside

- Tarmacadam driveway with stone entrance walls & piers
- Access to the woodland from the rear garden
- Outdoor power points
- c. 0.23 Ha / 0.57 Ac site
- Gardens in lawn to front and large rear garden

## Services

- OFCH
- Private sewerage system
- Mains water
- Fibre broadband available



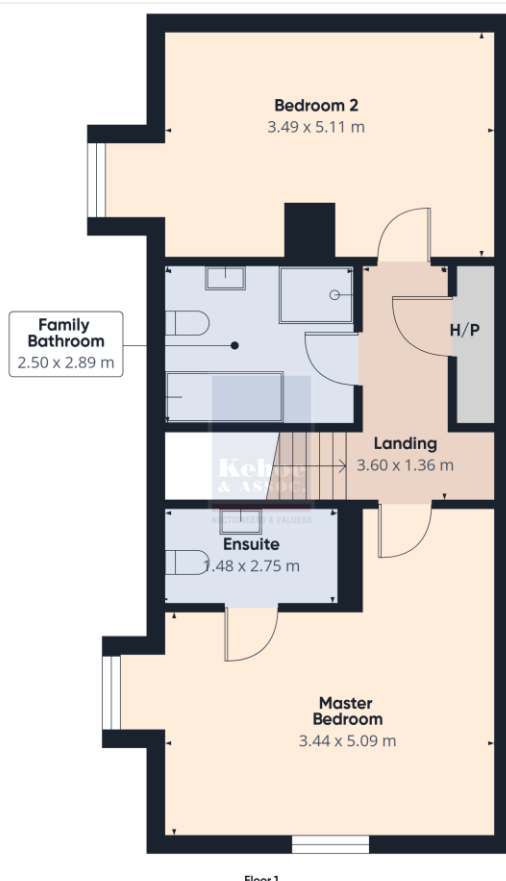
**VIEWING:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**DIRECTIONS:** From Enniscorthy take the R702, turning left at the roundabout opposite Lidl & Aldi onto Cherryorchard. Continue for 1.1km and turn right onto the L6124. Continue past Monart Destination Spa for 2.2km and turn right. Proceed through Caim Village and turn left at Rackards Pub. Veer right at the 'Y' in the road and Stream is the first property on the left.

**Eircode:** Y21 CD82







Floor 1

Approximate total area<sup>(1)</sup>  
59.1 m<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

QIRAFFE360

**Building Energy Rating (BER): C2 BER No.: 114618564**  
**Energy Performance Indicator: 183.24 kWh/m<sup>2</sup>/yr**

**Selling Agent: Bobby Kehoe**  
**Contact No: 085 7111540**  
**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

**VIEWING:** Strictly by prior appointment with the sole selling agents only.  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141