

FOR SALE

AMV: Price On Application

File No. 9107.BK

Luxury Coastal Home with Commercial Building and Double Garage



*Contact the Sole Selling Agents Kehoe & Assoc.
for more information on 053 9144393*



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION

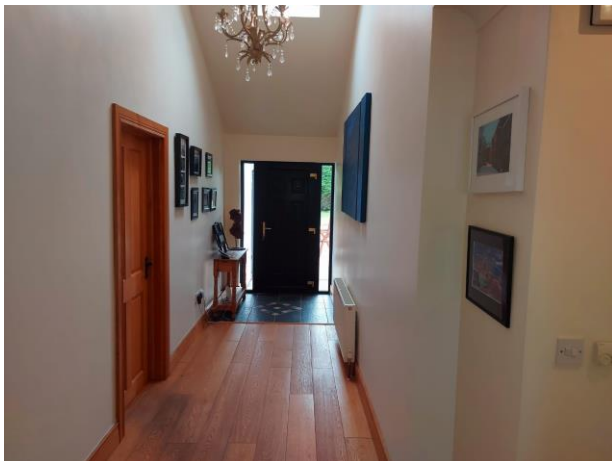
This is a fantastic opportunity to acquire a luxury 4 bedroomed bungalow, large separate garage and a modern, commercial building which is set on c. 1.78 acres in a sought-after village in S.E Wexford.

The bungalow is a property of distinction, finished to exacting standards throughout. A solid fuel stove with red brick surround takes pride of place in a luxurious sitting room which has the added benefit of a back boiler supplementing the heating system. A log burning stove in the kitchen / diner creates a cosy atmosphere during the winter months. Both rooms along with the master bedroom have access to the south-west facing terrace making indoor / outdoor living seamless.

The commercial building is close to but separate from the main dwelling with a parking area to the front. The building is modern, fully insulated and has up to date modern electrics (L3) and fully compliant fire alarm. There is a kitchen / laundry room equipped with a washing machine, dryer, dishwasher, and a storeroom. There is disabled access throughout the building including a disability W.C.

This building could be easily adapted to lend itself to a variety of uses such as a Boat / Car / Motorbike garage / store, gym, creche, small manufacturing unit, catering unit, kennels, or cattery.

This is not just a property, it's a lifestyle. If you have a desire to run your own business in a picturesque coastal setting, all while living in a luxury home, this is a once-in-a-lifetime opportunity.



FEATURES

- ❖ Luxury Residential Property
- ❖ Elegant Family Home
- ❖ Gourmet Kitchen
- ❖ Expansive Living Spaces
- ❖ Double Garage
- ❖ Bright and airy accommodation featuring floor-to-ceiling windows and top-quality finishes throughout.
- ❖ Spacious 3 / 4 bedroomed home including a large master suite with walk-in dressing room and ensuite bathroom.
- ❖ Bespoke kitchen with custom oak cabinetry, Belfast sink, range cooker, island unit and black granite countertops.
- ❖ Open plan kitchen / diner perfect for entertaining and family living featuring a vaulted ceiling with exposed beams, and double door access onto the south-west facing terrace.
- ❖ Ample space for vehicles and adjoining additional storage space currently set up as a workshop.

ADDITIONAL FEATURES

- ❖ Prime Coastal Location
- ❖ Turnkey Condition
- ❖ Beach Access
- ❖ Luxurious Lifestyle
- ❖ Landscaped Mature Gardens
- ❖ Situated in a peaceful Village in South County Wexford.
- ❖ This is a truly unique opportunity to acquire a residential property and a commercial building with both presented in immaculate condition throughout.
- ❖ Enjoy the tranquillity of the nearby ocean and beautiful sunrises and sunsets just a short 5-minute drive away. Perfect for coastal walks, fishing, swimming, or exercising dogs / horses.
- ❖ Experience the perfect blend of business and luxury living in an idyllic coastal setting.
- ❖ Private c. 1.78 acre site.

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Building Energy Rating (BER): C3 BER No. On Application

Energy Performance Indicator: 212.23 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

