

# FOR SALE

AMV: €425,000

File No.E199.CWM



## **“Son Amar”, Edermine, Enniscorthy, Co. Wexford Y21 H0K8**

- “Son Amar” is a unique cottage with traditional characteristics not found in new builds today, yet it exemplifies comfort thanks to the recent modern energy and décor upgrades.
- Located less than 2.5km / 4 minutes’ drive from the M11 Motorway to Dublin, 5km from Enniscorthy, 16km from Wexford town and 20km from Curracloe with endless sandy coastal beaches – made famous by Hollywood block buster’s Saving Private Ryan and Brooklyn.
- The original cottage was built in 1945 and now extends to c. 143 sq.m of modern comfort with four double bedrooms.
- Recent energy upgrades include triple-glazed windows (2019) and a set of 15 PV panels with the benefit of a 7.5 kWh battery (2019)
- The accommodation comprises of a large reception hallway, sitting room, dining room, newly fitted premium Karl Cullen kitchen, four double bedrooms and two newly refurbished bathrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393







# **“Son Amar”, Edermine, Enniscorthy, Co. Wexford Y21 H0K8**

## ***Welcome to “Son Amar” – A Unique Countryside Retreat***

Nestled in one of the most sought-after addresses in the Enniscorthy region, “*Son Amar*” offers the perfect blend of rural charm and modern comfort. Ideally situated just minutes from the M11 Motorway, this charming home is only a five-minute drive from Enniscorthy Town and just 15 minutes from Wexford Town. For those who love the coast, Curracloe’s famous sandy beaches—immortalised in Hollywood blockbusters such as *Saving Private Ryan* and *Brooklyn*—are a short 20km drive away. Whether you’re drawn to the tranquillity of the countryside, the vibrancy of nearby towns, or the natural beauty of the coast, this property offers it all.

Everyday amenities are close at hand, with an excellent choice of both primary and secondary schools nearby. For water sports enthusiasts, the River Slaney at Edermine Bridge—just around the corner—provides opportunities for kayaking, paddleboarding, and boating adventures. This superb location also makes travel effortless, with Dublin easily accessible via the M11 and Rosslare Europort offering convenient connections to Europe.





*“Son Amar”* itself is a unique cottage that combines timeless character with contemporary upgrades. Originally built in 1945, the property has been lovingly extended and modernised, now offering approximately 143 sq.m. of living space. The home retains its traditional charm while benefiting from extensive energy-efficient improvements, including triple-glazed windows (2019), 15 PV solar panels, and a 7.5 kWh battery storage system (2019). These features not only enhance comfort but also significantly reduce energy costs.

Inside, the accommodation is thoughtfully laid out, beginning with a spacious reception hallway that leads to a bright sitting room, a separate dining room, and a newly fitted premium Karl Cullen kitchen, designed with style and practicality in mind. The property further boasts four generously sized double bedrooms and two beautifully refurbished bathrooms, providing ample space for family living or entertaining guests.

With its exceptional location, energy-efficient upgrades, and charming mix of character and modern convenience, *“Son Amar”* is a truly special home—ideal for those seeking a peaceful countryside retreat without compromising on accessibility or comfort.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



## ACCOMMODATION

Entrance Hall PVC composite triple glazed door with side panel glazing right and left allow ample light into the large foyer reception area.

Foyer Reception Area 3.96m x 3.68m Carpeted flooring throughout, timber panelling overhead.

*Alcove leading to bedroom quarters and three steps up to:*

Sitting Room 4.22m x 2.76m Solid timber floors, feature fireplace, phoenix insert with marble tile surround and stone mantelpiece, coving throughout, large window overlooking patio garden.

*Double doors with glass inserts leading through to:*

Dining Room 4.34m x 4.34m Dual aspect with large window overlooking raised courtyard patio area and French doors leading out into breakfast east facing patio garden. Solid timber floors throughout, coving, ceiling rose.

*Door leading through to kitchen/dining/living area:*

L-shaped Kitchen 6m x 5.26m (max) Tiled flooring throughout, completely renovated to include a bespoke kitchen crafted Karl Cullen installed in 2019 to include extra meter high counters, floor and eye level cabinets throughout including a solid oak painted larder press ideal for all pantry. Black granite counter tops throughout with bevel cut drainers and Schock single drainer sink, black granite uprise and black granite window sill under large window overlooking front courtyard driveway, tiled splashback throughout other areas with curved presses and further curved designs. Upright broom closet with concealed larder double by-folding press ideal for tucking utilities and further pantry storage, ample drawer sets, built in Bosch fridge tall larder fridge, Bosch dishwasher and range master style electric oven with five ring hob under extractor fan. Feature dining alcove area with lighting built in, further drawer storage and open display cabinets, tv console area and large triple glazing door leading to rear garden.

*From central hallway to bedroom accommodation quarters:*















## **ACCOMMODATION**

Bedroom 1	3.63m x 3.24m	Cherry flooring throughout, painted timber cladding overhead with recess lights, large window overlooking front patio area, treble bay wardrobes with ample storage space and picture dado rail surround.
Bedroom 2	3.39m x 2.63m	Timber laminate flooring, wallpaper checkered room surround and large window overlooking front courtyard, painted timber cladding overhead.
L-shaped Shower Room	2.25m x 1.84m	Tiled flooring, wall panelling. w.h.b with tiled splashback, w.c. and enclosed shower with floor to ceiling tiles, Triton novel sr electric shower.
<i>Front central hallway three steps up to:</i>		
Hot-press	1.88m (max) x 2.32m	Open shelves and rails, ample storage space, insulated cylinder.
Bedroom 3	4.21m x 3.26m	Solid timber floors, built in double bay wardrobe, white painted timber cladding overhead, large window overlooking front driveway.
Bedroom 4	4.09m x 3.68m	Carpeted flooring, feature treble bay window with views of garden and raised courtyard patio. Phoenix insert fireplace with painted brick surround, built in storage.
Family Bathroom	2.78m x 2.43m	Tiled flooring, bath with half wall tile surround, w.h.b with tiled splashback, built in cabinetry, enclosed shower Triton Novel sr electric shower and w.c

**Total Floor Area: c. 143 sq.m / 1,539 sq.ft**











## Features

- Traditional cottage built in 1945 with extensions
- Significant energy & refurbishment upgrades in 2019
- Four double bedrooms, two bathrooms
- Extending to c. 143 sq.m.

## Outside

- Landscape gardens extending to c. 0.42 acres
- Multiple patio areas to avail of al fresco dining throughout the day
- Outbuildings: Separate utility/ laundry / playroom building with oak units, oven, dishwasher, white goods extending to c. 20 sq.m
- Garage / storage room extending to c. 20 sq.m

## Services

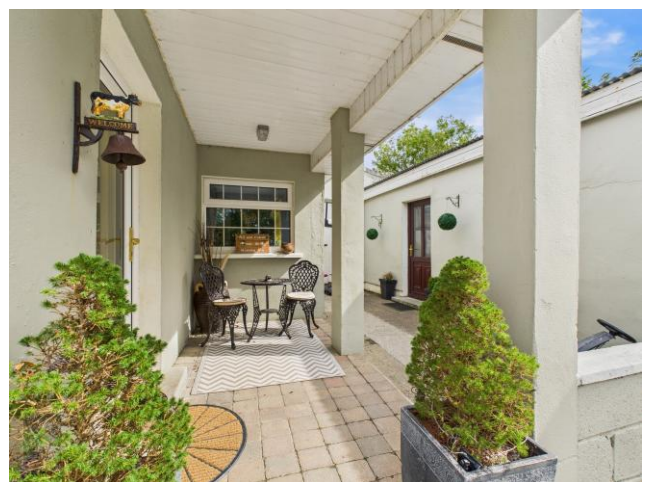
- Mains water
- Septic tank
- OFCH
- Solar PV Panels & 7.5 kWh battery (2019)
- Triple glazed windows (2019)
- EV charger
- Alarm & Emergency alert system

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

**Directions:** Eircode: Y21 H0K8















**Building Energy Rating (BER): C3 BER No. 112650395**  
**Energy Performance Indicator: 209.5 kWh/m<sup>2</sup>/yr**

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

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