

# FOR SALE

AMV: €480,000

File No. c877.CWM



## Serene Place, Harperstown, Waddingtown, Co. Wexford

- Serene by name – serene by place, this beautiful countryside property is set on c. 1.8 acres in Harperstown, Co. Wexford
- A 3 bedroom, 3 bathroom extending to c. 233 sq.m./2,507 sq.ft.
- Located just off The Newline Road, c. 600m from the local pub and 15 minutes' drive to Wexford Town.
- Acc. Briefly comprises of: Entrance hallway, living room, kitchen/dining/living space, separate living space/sun room, utility room, bedroom with en-suite at GF level. Master Bedroom suite with large walk-in dressing room & en-suite, third bedroom and family bathroom at FF level.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

## Serene Place, Harperstown Waddingtown

**LOCATION:** Serene Place is situated at Harperstown and occupies an extensive site extending to c. 1.8 acres. Laid out with c. 0.27 hectares / 0.67 acres in lawn surrounding the dwelling house and the remainder in paddocks with separate access to the road, ideal for keeping ponies or small herd. This location is easily accessible just off the Newline road and about 15 minutes driving distance into Wexford Town. Only 4km from Taghmon Village, 600m from the Newline/R733 Duncannon road and approximately 15km west of Wexford Town. This is a very accessible location and a central location approximately 9km from Wellingtonbridge, 6km from Cleariestown, 8km from Duncormick and some 9km from Murrinstown Village. Sandy beaches of Duncannon and Bannow Bay are a short 20 minute drive away.

**GENERAL DESCRIPTION:** Serene Place is a wonderful, detached country family home offering 3 bedrooms, 3 bathrooms (2 en-suite) and extending to c. 233 sq.m. / 2,507 sq.ft. The property has been carefully maintained with high quality finishes throughout. Spacious and free-flowing accommodation generous storage spaces throughout with a master en-suite. Outdoor home office – built-into the rear of the garage (insulated and fully ready to use).

For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.





## ACCOMMODATION

Entrance Hallway	3.64m x 2.87m	Tiled flooring, home alarm, telephone point, security cameras.
Living Room	5.56m x 4.55m	Timber flooring, feature insert fireplace with timber surround and black marble hearth. Dual aspect window with bay window overlooking front of property.
Kitchen/Dining/ Living Area	<b>Kitchen</b> 7.50 x 3.70m x	Tiled flooring, built-in floor & eye level units, worktop and double drainer stainless steel sink unit, tiled splashback, integrated Whirlpool 4-ring hob and extractor fan overhead. Built-in double oven, built-in Hotpoint dishwasher, Samsung American style fridge-freezer.
	<b>Dining/Living</b> 11.00m x 4.24m (max)	Timber laminate flooring, steps up (with recessed lighting in steps) into living area with Heritage stove under marble hearth. Picture window overlooking decking and outdoor Shebeen. Double doors to:
Sun Room	4.00m x 3.60m	Tiled flooring, recessed lights and centre light fitting. Sliding doors onto decking area with south-westerly aspect & Shebeen – ideal for outdoor dining and welcoming friends and family.
Utility Room	3.70m (max) x 2.60m	Built-in floor and eye level cabinets, plumbed for washing machine & dryer, counter space and tiled splashback. Door to rear garden.
Built-in storage under stairs with:		
Pantry Room / Boot Room	2.00m 1.70m	Tiled flooring, shelved and rack rails surround.
Bedroom 3	3.64m x 3.56m	Carpet flooring, t.v. point, door to:
Jack & Jill En-suite	3.68m x 1.78m (max)	Tiled flooring, enclosed corner tiled shower stall with Triton T90si shower, w.c., w.h.b. and chrome towel rail.

*Ceiling heights at ground floor 2.43mtrs*

**Carpeted staircase with timber and glass handrail**

Spacious Landing	2.71m x 2.48m	Carpet flooring, attic access, large window overlooking rear garden.
Master Suite	8.70m x 7.70m (max)	Carpet flooring in bedroom area, expansive built-in wardrobe space incorporating double-bay presses with shelving, rails and drawers, t.v. point. En-suite (3.37m x 2.47m) – tiled flooring, tiled wall surround, corner Jacuzzi bath with multi-function faucet with showerhead. Corner shower stall with SuperJet shower. Built-in w.h.b. with storage underneath, w.c. Velux window
Dressing Room	3.88m x 3.00m	Carpet flooring, incorporating a beautiful corner bay window and room steps into a built-in open shelved wardrobe with recessed lighting.
Bedroom 2	6.10m (max) x 3.58m	Carpet flooring, built-in Sliderobes with recessed lighting, t.v. point. Walk-in wardrobe / hotpress with ample shelving.
Family Bathroom	3.00m x 2.70m	Tiled flooring, bath with tiled wall surround, w.h.b. with mirror & light built-in overhead, w.c.

**Total Floor Area: c. 233 sq.m. (c. 2,507 sq.ft.)**





## Outside

Home Office	4.00m x 3.32m	Built-into the rear of the garage (insulated and fully ready to use) – 4.00m x 3.32m – timber laminate flooring, radiators, large windows, plenty of light, telephone point. Internal door to garage.
Garage	5.00m x 4.00m	Roller door access. Inside concrete floor and stairs to loft with further storage space.

### FEATURES

- 3 bed dormer (1 ground floor en-suite bedroom)
- Purpose built home office integrated in the garage.
- Expansive master bedroom suite with dedicated walk-in dressing room and large en-suite.

### OUTSIDE

- Lawns & drive-in stone, footpath surround
- Enclosed rear – right & left with privacy doors internally. Ideal safe area for children to play.
- Timber garden shed.

### SERVICES

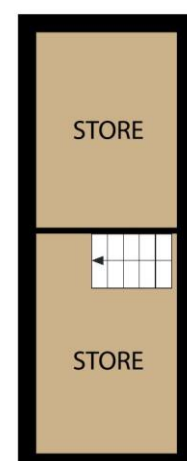
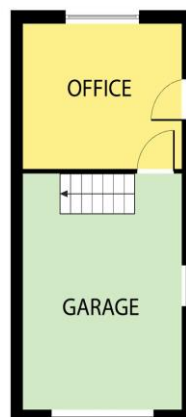
- Private well
- Bio Crete Treatment Plant System
- Broadband
- OFCH
- Thermal Solar panels
- Two stoves
- Alarm

**PLEASE NOTE: Curtains & blinds and light fittings are included in the sale.**

**DIRECTIONS:** From Wexford's Ring Road on the N25 take the Duncannon Road Roundabout west onto the R733. Travel for approximately 11km arriving at The Coach Inn (on your left). Take the right onto R738 and the property for sale is 600m from the crossroads on your right (For Sale Sign).

**Eircode Y35 EY90**

### Garage/Home Office Floor Plans



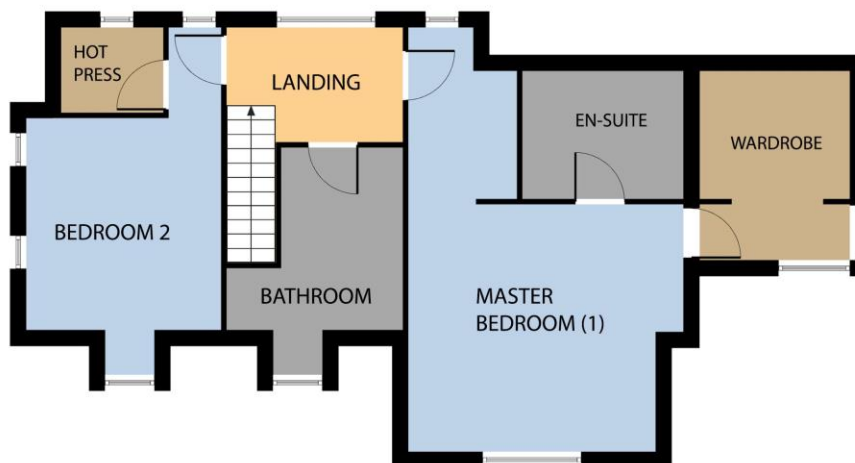




GROUND FLOOR



## FIRST 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): B2      BER No. 108113966**  
**Energy Performance Indicator: 113.47      kWh/m<sup>2</sup>/yr**

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