

FOR SALE

AMV: €950,000

File No. d516.CWM



Sunbury, Ferrybank, Wexford

- Spectacular family residence in a stunning setting overlooking the River Slaney Estuary & Wexford town.
- 4 bedrooms, 4 bathrooms extending to c. 265 sqm / 2,852 sq.ft.
- Landscaped grounds extending to c. 1 acre bordered by mature trees and hedgerow which provide total privacy and seclusion – the only thing overlooked is the scenic beauty that surrounds it.
- The accommodation in brief comprises of entrance hall, sitting room, guest w.c., steps down to the kitchen / dining room, sunroom / playroom, living room with double doors to elevated patio overlooking the river, utility room, ground floor bedroom with walk-in-wardrobe and ensuite. Upstairs there is the master suite with an ensuite and feature bay window overlooking the remarkable views, two further bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



Sunbury, Ferrybank, Wexford

Sunbury is a truly spectacular c. 265 sqm (2,852 sq.ft.) detached contemporary architect designed family residence set in its beautiful private landscaped gardens extending to c. 1 acre (0.41 h.a.) in a stunning setting overlooking the River Slaney Estuary & Wexford town.

Connectivity is the personification for this remarkable property which enjoys excellent access to a lifestyle with local and town amenities on your doorstep, river estuary access to take advantage of multiple water sports, a host of beach walks from Raven Point & Curraclloe and much more. Ferrybank is widely regarded as one of the most sought after addresses in Co. Wexford as it is a short 1.5km walk to Wexford town, with a footpath and cycle track or indeed a short kayak crossing via the River Slaney. There is easy access to the M11 motorway via the N11 and the village of Castlebridge is reached within 4km.

The property was lavishly and lovingly designed to provide a light-infused free-flowing living environment which is finished to the highest standards of interior design and a quality of finish seldom found.

On approaching Sunbury, via the granite piers and electric gates, one is greeted by a beautiful and aesthetically soothing exterior with striking detailing and integrate symmetrical roof detail which provides an indication of the stunning contemporary accommodation on offer. Upon entering the property, you are instantly aware that something very special has been created with no expense spared in creating the ultimate family home.

The magnificent entrance hall with high ceilings, dual access with double doors leading to the rear gardens and split staircase provides a fusion of natural light and draws your eye to the remarkable river estuary views which is a recurring theme that permeates throughout.

The formal sitting room designed with bespoke wall panelling and feature electric fireplace offers a luxurious haven to enjoy the river flow scenes. The living, dining and family areas are accessed via six steps down from the hallway all enjoying viewing overlooking the river estuary and town facade. The superb kitchen / dining room, the heart of the home, is central offering a wonderful sleek modern fitted kitchen with an array of fitted units and central island with granite worktops. The family living room overlooks the gardens to the front and side with direct access out to a delightful Indian sandstone terrace area. The sunroom or indeed perfectly positioned playroom has dual access from the sitting room and kitchen.

Off the central hallway on the ground floor hallway is a storage closet and a large bedroom with ensuite and walk-in-wardrobe. There is also a very useful utility room accessed from the kitchen, with door to garden.

Upstairs is accessed via a newly carpeted staircase with edge detail and leads to a spacious landing area. The main bedroom suite is a fantasy of pure luxury and extravagance with a feature bay window overlooking the remarkable panoramic views, built in wardrobe and an ensuite bathroom. At this level there are also two further bedroom both with built in wardrobes and a family bathroom.





ACCOMMODATION

Ground Floor

Entrance Porch	1.73m x 1.29m	Herring bone flooring and ceiling coving.
Entrance Hallway	3.87m x 3.11m	Herring bone flooring, double doors to back patio are and stairwell to upper and lower floors
Sitting Room	6.74m x 4.48m	Carpet floor, triple aspect windows, gas fireplace with marble hearth and surround, ceiling coving, wall panelling.
Guest W.C	1.72m x 1.33m	Herring bone flooring, w.c., w.h.b. and wall panelling
Kitchen	4.55m x 6.45m (max)	Tiled floor, floor and eye level units, tiled splashback, Leisure Range cooker with 5-ring gas hob, extractor fan, integrated fridge freezer and dishwasher, granite counter tops and harbour views.
Dining Room	4.07m x 1.84m	Tiled floor, vaulted ceiling with 3 Velux windows and bay window with harbour views.
Utility Room	2.27m x 1.72m	Tiled floor, floor and eye level units, stainless steel unit, countertop area and plumbed for washing machine and dryer.
Living Room	4.65m x 4.64m	Laminate flooring, open fireplace and large bay window with harbour views.
Sunroom / Playroom	4.04m x 4.37m (max)	Laminate floor, French doors to front patio area and harbour views
Bedroom 2	4.40m x 3.98m	Carpet floor, dual aspect windows, ceiling coving and ensuite.
Ensuite	2.11m x 1.63m	Fully tiled, w.c., w.h.b. and shower stall with Mira Elite QT electric shower.
Walk-in Wardrobe		



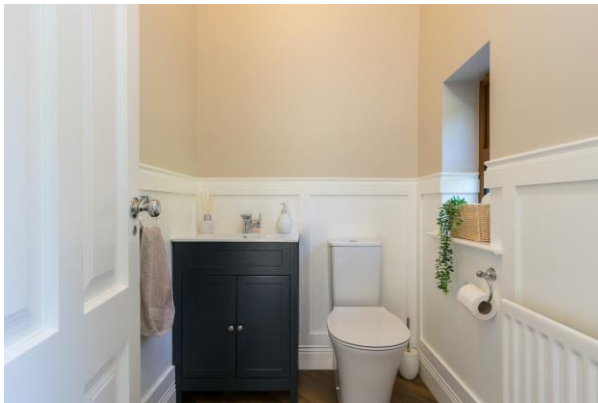


ACCOMMODATION

First Floor

Hallway	6.84m x 1.04m	Ceiling coving and skylight.
Hotpress		With dual immersion
Bedroom 3	4.49m x 3.50m	Carpet floor, built-in storage units and dual aspect windows.
Family Bathroom	3.31m x 2.36m	Fully tiled, w.c., w.h.b., freestanding bath and shower stall with pump shower.
Bedroom 4	3.87m x 3.30m	Carpet floor, ceiling coving and built-in storage units.
Master Bedroom	6.26m (max) x 4.85m	Carpet floor, ceiling coving, built-in storage units, bay windows with extensive harbour views and ensuite.
Ensuite	2.55m x 1.95m	Fully tiled, w.c., w.h.b., vanity unit, shower stall with Mira Elite 2 electric shower.

Total Floor Area: c.263.44 sq.m / 2,835.64 sq.ft.







Features

- Spectacular family residence
- Overlooking the River Slaney Estuary & Wexford town.
- 4 bedrooms, 4 bathrooms
- Extending to c. 265 sqm / 2,852 sq.ft.

Outside

- Landscaped gardens
- Extending to c. 1 Acre
- Electric gates with remote access
- Tarmac and granite stone driveway
- Elevated Indian sandstone patio facing the river estuary view

Services

- Mains Water
- Mains drainage
- Oil fired central heating system
- Zoned Central Heating System with smart phone app
- Security Alarm System with remote access
- Electric car charger

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: Y35 AFN8



FOR ILLUSTRATION PURPOSES ONLY



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): C3 BER No. 112567532
Energy Performance Indicator: 207.05 kWh/m²/yr

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

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