

# FOR SALE

AMV: €269,000

File No. b699.BF



## ‘The Forge’, Tottenhamgreen, Taghmon, Co. Wexford

- Charming thatched cottage in this lovely peaceful country setting less than 20 minutes’ drive from both Wexford Town and New Ross town.
- The property was newly thatched only 4 years ago with the traditional reed thatch which is in excellent condition.
- Acc. briefly comprises: entrance hallway, sitting room, living room, kitchen, utility room, 4 bedrooms (two en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

Charming thatched cottage in this lovely peaceful country setting less than 20 minutes' drive from both Wexford Town and New Ross town. The original cottage is more than 250 years old and has been tastefully extended over the years to provide excellent living accommodation. This property oozes character and charm blending the old with the new, meticulously maintained and presented in mint condition. The kitchen has been recently re-fitted new units, island unit, electrical appliances and walk-in pantry. The property was newly thatched only 4 years with the traditional reed thatch which is in excellent condition. Enclosed gravelled front garden with ample off-street parking. There is a mature exceptionally private South West facing garden with productive orchard, some lovely ornamental trees/shrubs, patio area and lawn that is completely enclosed and safe for children and pets. This attractive property would make a wonderful permanent home or idyllic holiday retreat. There is also a useful large Adman steel shed with light and power sockets and concrete built utility/garden shed with lights, power sockets and plumbing for washing machines. Conveniently located close to the N25, within easy reach of the fabulous sandy beaches and all Wexford and the Sunny South East has to offer. Viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## ACCOMMODATION

Entrance Hallway

Kitchen 5.01m x 3.79m

With laminate floor and storage closet.

Excellent range of built-in floor and eye level units, island unit with integrated hob, integrated microwave oven, dishwasher, walk-in pantry, solid fuel stove, hotpress with dual immersion and storage press, part-tiled walls and tiled floor.

Dining Room 3.69m x 3.31m

With laminate floor. Open plan to:

Living Room 4.06m x 3.69m

With feature brick Inglenook fireplace and new cream enamel solid fuel stove, laminate floor. Steps up to:

Lobby

With tiled floor and door to outside to rear garden.

Double doors to:

Sitting Room 6.61m x 3.63m

Vaulted ceiling with exposed beams, solid fuel stove, tiled floor and French doors to rear garden.

Shower Room 2.41m x 1.50m

Tiled Shower stall with electric power shower, w.c., vanity w.h.b, and heated towel rail.

Master Bedroom 3.78m x 2.78m

With laminate floor, timber panelled walls and exposed beams.

Ensuite 2.32m x 1.32m

Victorian bath with shower attachment, w.c., w.h.b. , part-tiled walls, heated towel rail, part-timber panelled walls.

Bedroom 2 3.45m x 3.26m

With laminate floor, timber panelled walls and exposed beams.

Ensuite 1.82m x 3.46m

Tiled shower stall with electric power shower, w.c., vanity w.h.b., heated towel rail and laminate floor.

### **First Floor**

Spacious Landing/  
Reading Area 3.96m x 3.52m

With timber floor and built-in shelving.

Bedroom 3 3.67m x 2.23m

With timber floor.

Bedroom 4 3.67m x 2.75m

With timber floor and built-in storage presses.

**Total Floor Area: c. 142 sq. m. (c. 1,528 sq. ft.)**



## FEATURES

- Peaceful country setting.
- Private mature 1/3 acre site.
- Charming cottage oozing character and charm.
- Spacious living accommodation.
- Convenient location close to the N25.

## OUTSIDE

- Enclosed gravelled front garden
- Front with ample carparking.
- Private rear garden with sunny aspect totally enclosed and secure for children or pets.
- Nicely planted mature garden with productive orchard.
- Concrete built Utility/garden shed and Adman steel shed ( 3m x 4m)

## SERVICES

- Mains electricity.
- Private water supply.
- Septic tank drainage.
- OFCH

**DIRECTIONS:** From Wexford town proceed out the New Ross Road, pass the Modern Art Sculpture on the right-hand side and take the next right signposted for Carrowreagh . Proceed under the main road and take a right at the 'T junction' continue through Carrowreagh. Turn left at the next 'T junction', continue for c. 500m to the bottom of the hill and turn right just before the bridge (small stone bridge Modubeg Bridge). The Forge is the first thatched cottage on the right. Eircode: Y35PH64

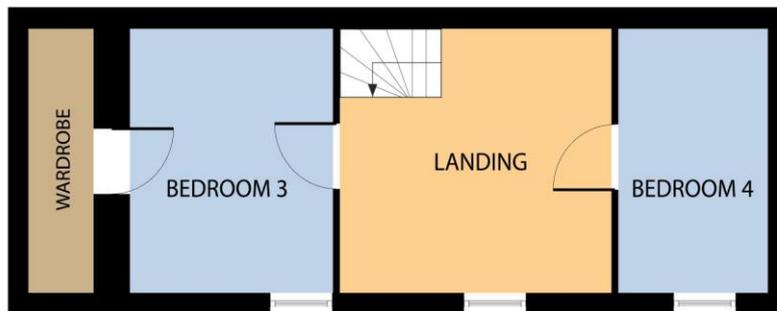




GROUND FLOOR



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): E2      BER No. 108827429**  
**Energy Performance Indicator: 361.59 kWh/m<sup>2</sup>/yr**

**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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