

FOR SALE

AMV: €365,000

File No.E170. BK



FOURKILMS, CO. WEXFORD

- Embrace the tranquility of rural living in this wonderfully presented family home extending to c. 182 sq. m. / 1,959 sq. ft.
- Superb location just 5 minutes' drive from Clongeen National School, less than 10 minutes' drive to Wellingtonbridge, 20 minutes from New Ross, and 25 minutes from Wexford Town.
- Set on a mature and private c. 0.37 hectare / 0.90 acre site with extensive lawns, a gravel driveway and a detached garage extending to c. 24 sq. m. / 258 sq. ft.
- Flexible accommodation including 4 bedrooms and 3 bathrooms with option for ground floor living.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen / diner, sunroom, shower room, utility room, 4 bedrooms (master ensuite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Location

Situated in the peaceful townland of Horetown, this charming property enjoys a superb central position within South County Wexford. Situation just 5 minutes' drive from Clongeen National School, and less than 10 minutes' drive from Wellingtonbridge, Newbawn, and Taghmon, this location ensures all you local amenities are close to hand. Wellingtonbridge offers an excellent range of amenities including a service station, SuperValu, pub, café, hair salon, takeaway, and Wallaces Hardware & Garden Centre. The property is just 20 minutes from New Ross and 25 minutes from Wexford Town, allowing for convenient access to shopping and leisure hubs while retaining the calm and privacy of a countryside setting. Outdoor enthusiasts will appreciate proximity to scenic walking routes such as Carrickbyrne Hill, while the stunning South Wexford coastline can be reached within 20 minutes. Additionally, both Taghmon United and Taghmon Camross GAA Club are within a short drive of this property.



Horetown, Foulksmills, Co. Wexford

Extending to c. 182 sq. m. / 1,959 sq. ft., this bright and spacious home offers an ideal layout for family living. The accommodation is both flexible and well-proportioned, allowing for comfortable ground floor living if desired. The welcoming entrance hallway leads to a generous kitchen and dining room, complete with double doors opening to a sunroom which enjoys beautiful views over the gardens and countryside beyond. The sunroom also features a sliding door providing direct access to the garden.

A large utility room with rear access and a modern shower room adjoin a substantial double bedroom, providing convenience and accessibility. The living room is warm and inviting, offering a perfect space for family relaxation. Upstairs, there are three well-proportioned bedrooms, including a master suite with en-suite shower room and walk-in wardrobe. A family bathroom completes the first floor accommodation.

Outside, the property is positioned on a mature and private site extending to approximately 0.37 hectares / 0.90 acres, with extensive lawn areas and a gravel entrance driveway providing ample parking. The setting is peaceful, surrounded by established hedgerows and trees that create an excellent sense of privacy. A block-built detached garage extending to c. 24 sq. m. / 258 sq. ft. adds further storage or hobby space.

This is a truly lovely countryside home — spacious, well presented, and ideally located close to the nearby villages of Clongeen, Newbawn, Wellingtonbridge and Taghmon, while still within easy reach of New Ross and Wexford Town. Viewing of this wonderful home comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	7.03m x 1.58m 4.10m x 1.02m	Tiled flooring. Tiled flooring and staircase to first floor. With dual immersion.
Hotpress		
Sitting room	4.22m x 3.97m	Laminate flooring, ceiling coving and centre piece.
Open Plan Kitchen / Dining Room	6.26m x 4.47m (max)	Tiled flooring, floor and eye level units, tiles splashback, Rangemaster electric double oven, hob, extractor, integrated dishwasher, integrated fridge freezer, open archway into:
Sunroom	4.35m x 4.11m (max)	Tiled flooring and sliding door to garden area.
Utility Room	3.72m x 3.69m	Lino flooring, stainless steel sink with countertop space and storage, plumbed for washing machine & dryer. Door to rear garden.
Shower Room	2.39m x 2.33m	Laminate flooring, w.c., w.h.b. with tiled splashback and shower stall with Triton T90i electric shower.
Bedroom 2	3.97m x 3.73m	Carpet flooring.
<i>First Floor</i>		
Landing	3.50m x 2.67m (max)	Carpet flooring.
Bedroom 4	3.58m x 2.89m	Carpet flooring.
Bedroom 3	3.59m x 2.84m	Carpet flooring.
Family Bathroom	2.66m x 2.22m	Lino flooring, half tiled walls, w.c., w.h.b., bath, shower stall with Gainsborough PS1200 electric shower and tiled surround.
Master Bedroom	4.70m x 3.63m	Laminate flooring, ensuite and walk-in wardrobe.
Ensuite	1.94m x 1.66m	Laminate flooring, half tiled walls, w.c., w.h.b., shower stall with Triton T90z electric shower and tiled surround.
Walk-In Wardrobe	2.17m x 1.05m	Timber flooring.

Total Floor Area: c. 182 sq. m. (c. 1,959 sq. ft.)

Garage 6.41m x 3.76m





Features

- Acc. extending to c. 182 sq. m. / 1,959 sq. ft.
- 4-bed / 3-bath family home
- Well presented throughout
- Bright and spacious accommodation
- Master bed with walk-in wardrobe and en-suite

Outside

- Mature plot extending to c. 0.37 hectares / 0.90 acres
- Detached block-built garage (c. 24 sq. m. / 258 sq. ft.)
- Gravel driveway and extensive lawn areas
- Excellent privacy with mature hedgerow boundaries
- Peaceful rural setting within easy reach of all amenities

Services

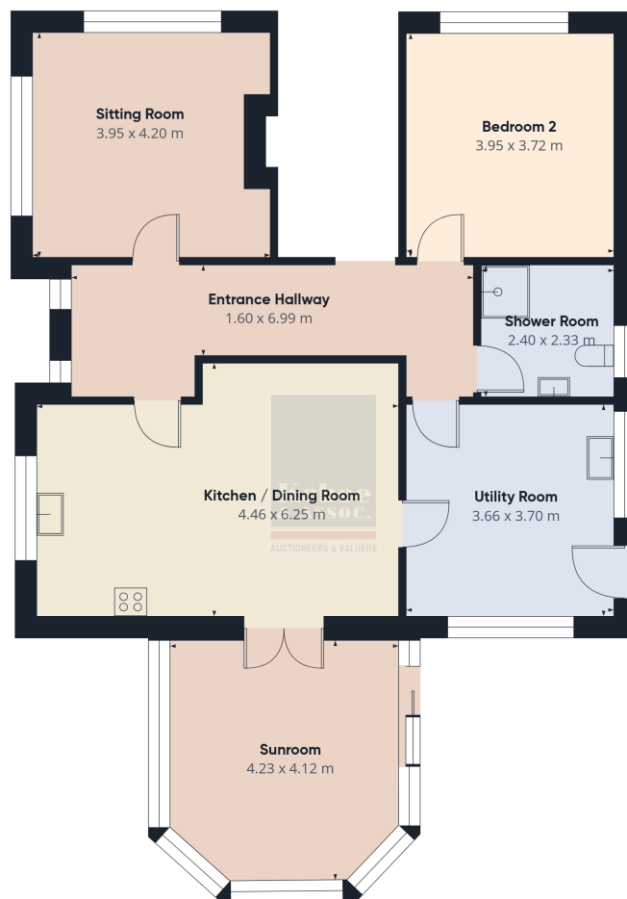
- Septic tank drainage
- Oil-fired central heating
- Private well water with filtration system
- Fully alarmed
- Fibre broadband available

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

DIRECTIONS: From the New Ross Road Roundabout on the outskirts of Wexford Town, proceed out the N25 towards New Ross. In approximately 12km to right signposted for Carrowreagh. Take an immediate right at the next 'T' junction. In 1.5km turn right then take an immediate left before Kilgarvin Cemetary. Continue for 1.5km and turn left. In 1.7km turn left. Continue for 900m and turn right. In 600m the property for sale is on the right-hand side ('For Sale' boards). **Eircode: Y35 YD51**

From New Ross, take the N25 towards Wexford and continue to Ballinaboola. Take the second right in Ballinaboola onto the R736. Continue on this road for 7.2km the turn left onto the L4038 for Foulksmills. In 1.7km turn left. In 1.1km turn left again. In 400m turn right. In 500m the property for sale is on the left-hand side ('For Sale' boards). **Eircode: Y35 YD51**





Floor 0

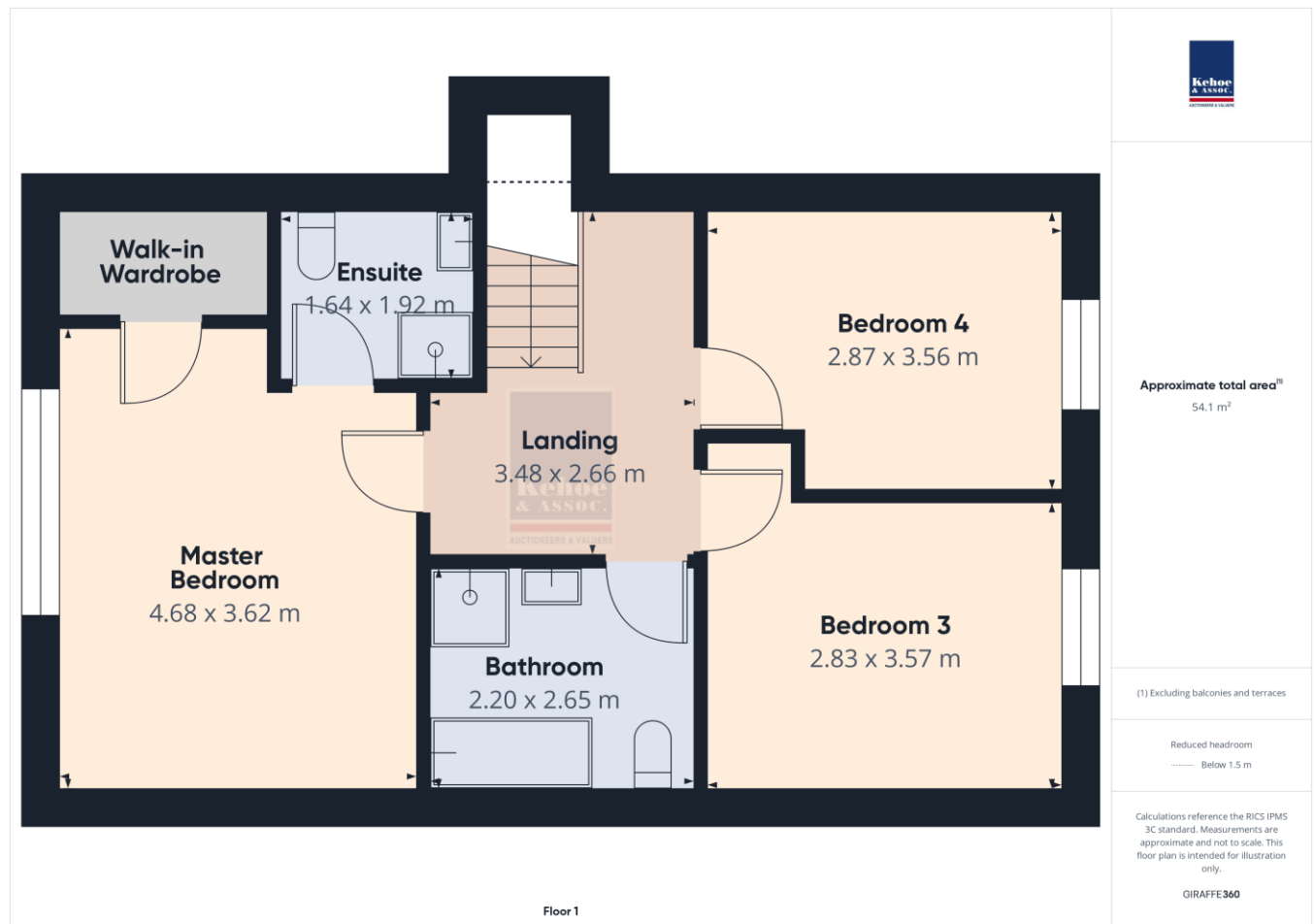


Approximate total area⁽¹⁾
107.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Building Energy Rating (BER): C2 BER No. 106085772

Energy Performance Indicator: 183.1 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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

