

FOR SALE

AMV: €785,000

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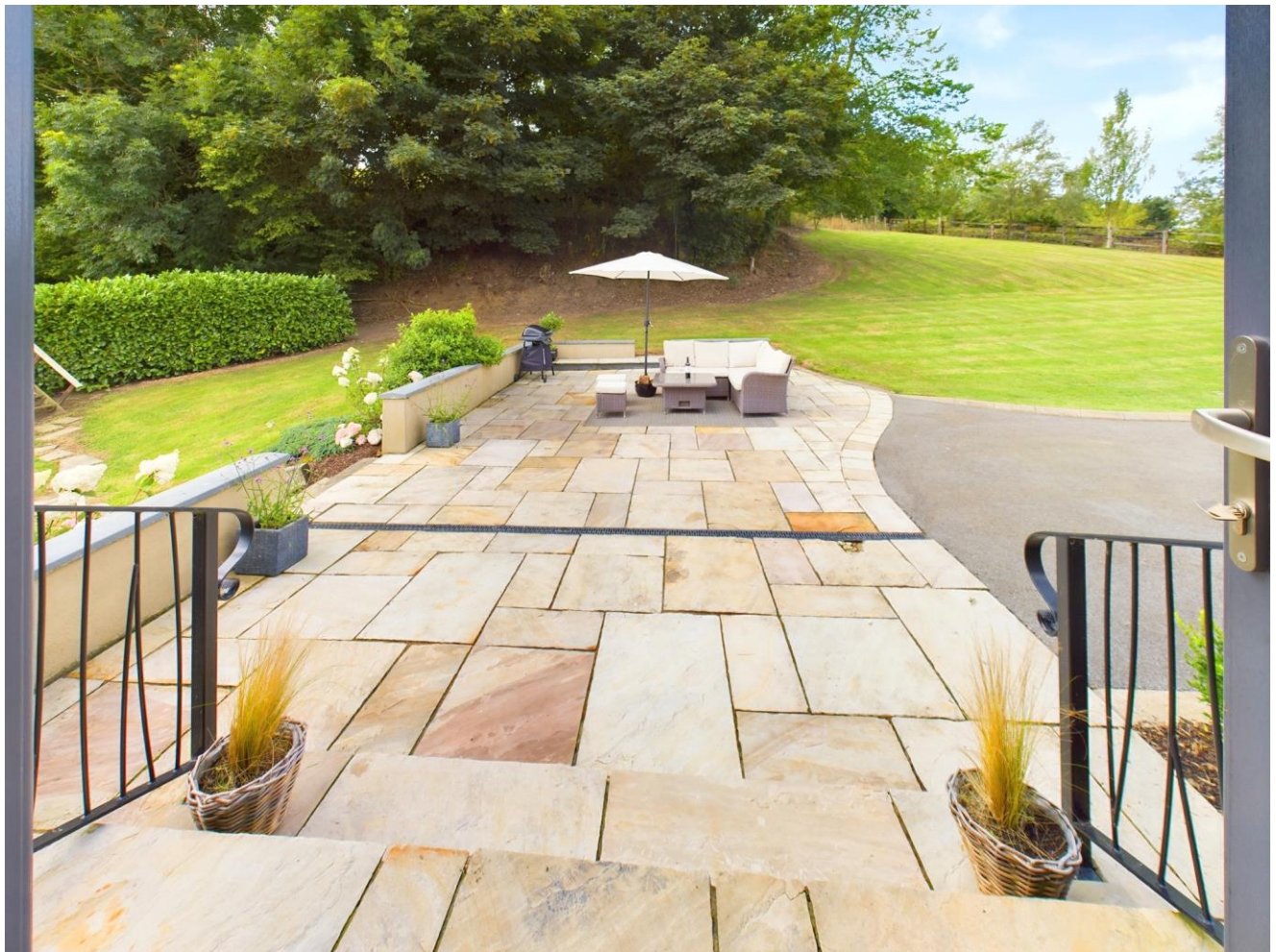


Red Bog Lane , Davidstown, Barntown, Co. Wexford

- Spectacular Architect Designed detached split-level family home in this idyllic setting overlooking acres of forestry with lovely countryside views. Surrounded by nature and wildlife this stunning home has much to offer any growing family.
- Conveniently positioned on a quiet country lane only a couple of minutes' off the N25, less than 5 minutes' from the local shop and filling station at Larkins Cross, 10 minutes' from the New Ross Roundabout and National Roads Network and just 15 minutes' from Wexford Town.
- Presented in pristine condition, decorated in an attractive neutral pallet with quality finish and meticulous attention to detail throughout.
- Set on landscaped gardens designed for family living with stunning views of the surrounding countryside and forestry to the rear. Extensive basement with garage, gym and 3 additional storage rooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



Spectacular Architect Designed detached split-level family home with an impressive B2 energy rating in this idyllic setting overlooking acres of forestry with lovely countryside views. Surrounded by nature and wildlife this stunning home has much to offer any growing family. Conveniently positioned on a quiet country lane only a couple of minutes' off the N25, less than 5 minutes' from the local shop and filling station at Larkins Cross, 10 minutes' from the New Ross Roundabout and National Roads Network and just 15 minutes' from Wexford Town.

Excellent primary school and childcare facilities, vibrant community centre and new purpose-built squash court are available in the nearby village of Barntown. For anyone that enjoys the outdoors the fabulous walking trails on Forth Mountain including Carrigfoyle Lake and Three Rocks Trail are within easy reach. Excellent sporting clubs and leisure facilities including GAA, soccer, rugby, gymnastics, horse riding and boating are available close by.

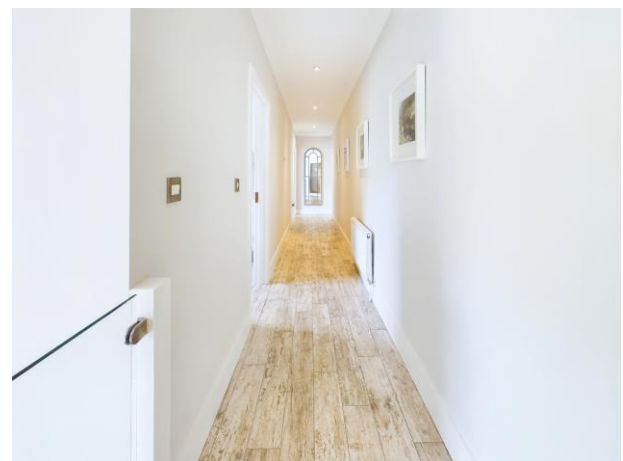


This stunning family home was constructed in 2014 and has been designed with modern family living in mind. It offers bright spacious accommodation sure to fill the needs of any growing family. A light filled entrance hallway welcomes you and your eyes are immediately drawn to the picture window on the stairway and fabulous views of the forestry. On this entry level there is a spacious sitting room, two generously proportioned double bedrooms (one ensuite), luxurious family bathroom, play-room, well-appointed kitchen fitted with David Parle hand-crafted units and spectacular floor to ceiling feature corner window in the dining area offering stunning countryside views. Fabulous family room with French doors opening onto the extensive patio area with lovely sunny aspect perfect for outdoor dining and entertaining. On the lower ground floor there are 3 double bedrooms (two ensuite), toilet, utility room and walk-in hotpress.

Outside there is a substantial basement running under the front of the house with garage, gym and 3 additional storage rooms. Surrounded by landscaped gardens laid out mainly in lawn for ease of maintenance with some nice mature planting. Extensive patio area with steps down to play area with elevated play-house, gravelled yard to the side and rear. The rear garden is extremely private, steps down to rear lawn with sunken trampoline, slide and bounded by a meandering stream.

Early viewing of this stunning family home comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053-9144393 for viewing arrangements.



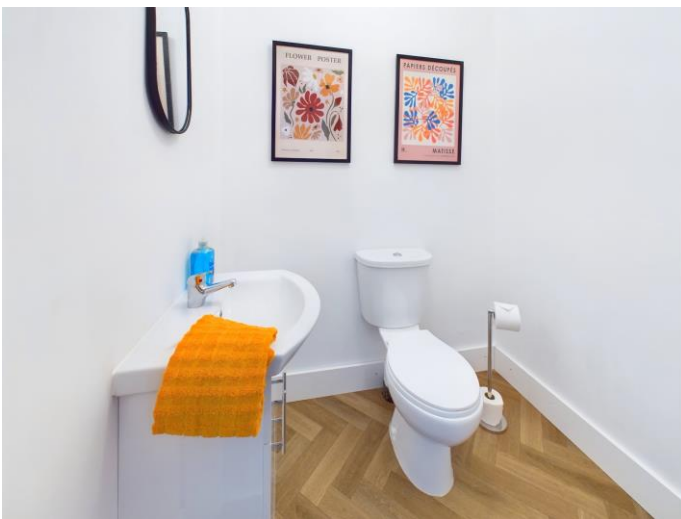




ACCOMMODATION

Ground Floor

Entrance Hallway	10.15m x 2.55m	With tiled floor, picture window overlooking garden and stairs to lower floor.
Sitting Room	5.22m x 6.62m	With coving, feature fireplace and laminate floor.
Bedroom 4	4.67m x 4.23m	With shower room ensuite and walk-in wardrobe.
Ensuite	1.77m x 1.54m	Tiled shower stall, w.c., w.h.b. and tiled floor.
Walk-in Wardrobe	1.77m x 1.29m	
Bedroom 5	5.45m x 4.41m	With laminate floor.
Family Bathroom	3.50m x 2.44m	With roll top bath, w.c., w.h.b, heated towel rail and tiled floor.
Inner Hallway	8.22m x 1.13m	Tiled floor.
Playroom	4.20m x 3.56m	With laminate floor.
Living room	5.25m x 5.20m	With laminate floor, feature fireplace with solid fuel stove, log storage, French doors to outside, two pictures overlooking the forestry and surrounding countryside and open plan to:
Kitchen	6.29m x 6.41m (max)	Excellent range of hand crafted David Parle fitted kitchen units, gas and electric Range Master Cooker, dishwasher, American Style fridge freezer, Island unit with display storage underneath and circular breakfast bar, corner floor to ceiling picture window and porcelain tiled floor.





ACCOMMODATION

Lower Ground Floor

Hallway	11.00m x 1.09m	With laminate floor.
Master Bedroom	6.40m x 3.58m	With laminate floor, French doors to rear garden and shower room ensuite.
Ensuite	3.40m x 2.66m	Tiled shower stall, w.c., w.h.b., heated towel rail and vinyl floor.
Bedroom 2	3.45m x 3.40m	With laminate floor.
Walk-In Hotpress		With dual immersion and smart heating controls.
Utility Room	2.26m x 2.84m	With worktop and shelving, plumbing for washing machine, tiled floor and door to outside.
Bedroom 3	4.21m x 3.68m	With shower room ensuite.
Ensuite	1.63m x 1.42m	Shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Toilet	1.63m x 1.23m	With w.c., vanity w.h.b. and vinyl floor.
Understairs		
Storage Press		

Total Floor Area: c. 305.5 sq.m. (c. 3,289 sq.ft.)

Basement - Garage & Store – c. 111.5 sq.m. (c. 1,200 sq.ft.)







Features

- Spectacular Architect Designed family home
- Light filled spacious accommodation
- Presented in pristine condition
- Quality finish throughout
- Peaceful setting just off the N25 at Barntown
- Close to amenities and national roads network

Outside

- Stunning views of the surrounding countryside and forestry.
- Exceptionally private and sheltered site
- Extensive patio area with lovely sunny aspect
- Landscaped gardens extending to 0.44 hectares/1.087 acres
- Elevated playhouse, sunken trampoline and slide
- Basement with garage, gym and 3 additional storage rooms

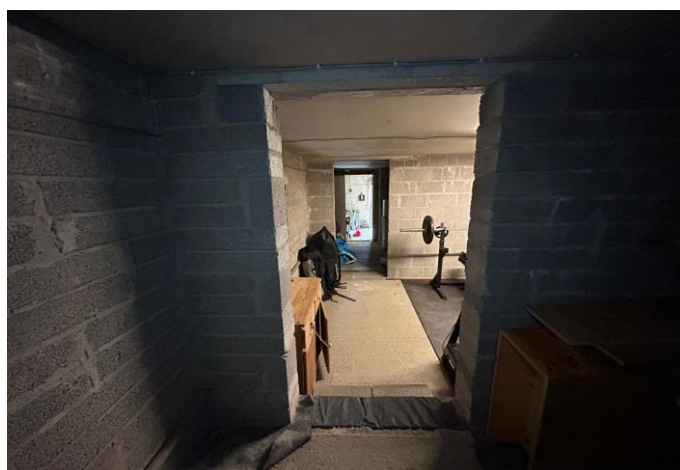
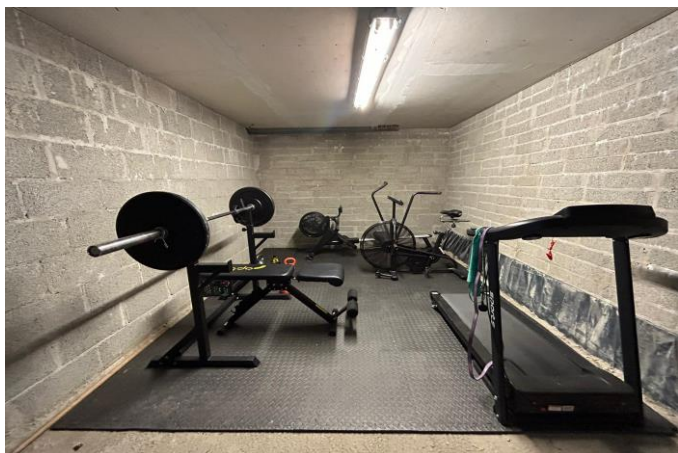
Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH with smart controls
- Solar panels for water heating
- Fibre broadband available

NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, gas/electric Rangemaster cooker, American style fridge freezer and dishwasher.

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

DIRECTIONS: Y35XK22





Approximate total area⁽¹⁾
206.05 m²

Balconies and terraces
3.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



Approximate total area⁽¹⁾
154.1 m²

Reduced headroom
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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GIRAFFE 360

Building Energy Rating (BER): B2 BER No. 117677989

Energy Performance Indicator: 102.54 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

Contact No: 0872501492

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Kehoe & Assoc.,

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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. PRA No. 002141