

FOR SALE

AMV: €475,000

File No. E532. BK



“Sunnyvale”, Kilpatrick, Crossabeg, Co. Wexford

- Exceptional 3-bed / 3-bath bungalow extending to c. 129 sq. m. / 1,389 sq. ft., extensively renovated since 2022 and presented in pristine turnkey condition throughout.
- Primely located just 3km from Crossabeg National School, 5.5km from Oilgate Village, approximately 7.8km from the M11 Motorway and only 9 km from Wexford Town.
- Occupying a beautifully landscaped c. 0.20 hectare / 0.49 acre site with a sunny rear aspect, mature gardens and exceptional outdoor entertaining space.
- Stunning open plan kitchen, dining and living area featuring vaulted ceilings, Velux roof windows, bespoke fitted kitchen with quartz worktops and feature island together with a double sided log burning stove.
- Detached garage extending to c. 38 sq. m. / 409 sq. ft. incorporating a W.C., utility area, kennel facilities and enclosed dog run together with electric entrance gates and integrated security camera.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

“Sunnyvale” enjoys a prime setting in the highly sought after Crossabeg area, offering the perfect balance of peaceful countryside living and everyday convenience. This highly convenient location is just 3km from Crossabeg National School, while Wexford Town is approximately 9km away with an extensive range of shops, restaurants, secondary schools, medical services and sporting facilities.

The M11 Motorway is just 7.8km from the property, making South Dublin accessible in approximately 1 hour 30 minutes and Dublin Airport in approximately 1 hour 50 minutes. The Wexford Bus 740X also operates a direct service to Dublin Airport from nearby Oilgate, where convenient parking is available at the local church. Rosslare Europort is approximately 28km away, providing excellent connectivity to the UK and mainland Europe.



“Sunnyvale”, Kilpatrick, Crossabeg, Co. Wexford

Kehoe & Assoc. are proud to present “Sunnyvale”, an exceptional bungalow residence occupying a beautifully landscaped c. 0.20 hectare / 0.49 acre site in one of County Wexford's most desirable residential locations. Extensively renovated and remodelled since 2022, this outstanding home has been transformed to an exceptional standard, combining contemporary design, premium finishes and practical family living. Every aspect of the property has been thoughtfully considered, resulting in a home presented in immaculate turnkey condition throughout.

Extending to c. 129 sq. m. / 1,389 sq. ft., the accommodation begins with an impressive entrance hallway featuring a vaulted ceiling and Velux roof window, immediately creating a wonderful sense of space and natural light. At the heart of the home lies the magnificent open plan kitchen, dining and living area where raised vaulted ceilings, Velux roof windows and extensive glazing flood the space with natural light. A feature double sided log burning stove forms an attractive focal point between the dining and living areas, creating a warm and inviting atmosphere while maintaining the open plan layout.

The bespoke fitted kitchen is undoubtedly the centrepiece of the home. Finished with quartz worktops and a large central island, it incorporates an integrated wine fridge, integrated dishwasher, concealed pull out bins and two pop up power sockets, combining contemporary style with everyday practicality. A picture window overlooks the beautifully landscaped rear gardens, while large sliding doors open directly onto the sunny rear patio, creating a seamless connection between indoor and outdoor living.

The bedroom accommodation comprises three generously proportioned double bedrooms, two of which benefit from beautifully appointed ensuite shower rooms with walk in showers. The principal bedroom incorporates fitted sliding wardrobes together with French doors opening directly onto the rear patio and gardens. A beautifully finished family bathroom completes the accommodation, while a Stira staircase provides access to a fully floored attic offering excellent additional storage.

Since 2022, the property has undergone an extensive programme of renovation and enhancement. The roof over the hallway and living accommodation has been raised to create the impressive vaulted ceilings, while the stunning kitchen extension forms the heart of the home. Every room has been thoughtfully upgraded and finished to an exceptional standard, while the comprehensive external landscaping was completed as part of the same project, creating a home where the quality of the exterior perfectly complements the outstanding presentation found internally.



The Grounds

Externally, “Sunnyvale” is equally impressive. Electric entrance gates with an integrated security camera and smartphone connectivity provide both convenience and peace of mind, while mature boundary hedging creates an exceptional degree of privacy. The beautifully landscaped gardens enjoy a sunny rear aspect and provide a peaceful sanctuary featuring an extensive patio area, manicured lawns, specimen planting, an ornamental fish pond and a circular seating area, creating an idyllic setting for outdoor dining, entertaining or simply relaxing.

A substantial block built garage extending to c. 38 sq. m. / 409 sq. ft. further enhances the property and incorporates a W.C., utility area together with dedicated kennel facilities providing direct access to an enclosed dog run and secure paddock. A covered hard standing area adjoining the property provides sheltered space for a vehicle, trailer, garden machinery or outdoor equipment.

“Sunnyvale” represents a rare opportunity to acquire a beautifully renovated turnkey bungalow where no detail has been overlooked. Combining exceptional presentation, high quality finishes, beautifully landscaped gardens and an outstanding location, this is a home certain to impress even the most discerning purchaser. Viewing comes highly recommended.







ACCOMMODATION

Entrance Hallway	5.25m x 1.49m	With laminate flooring, vaulted ceiling with Velux window.
Hallway	3.99m x 0.97m	With laminate flooring, linen storage and Stira staircase to floored attic storage.
<i>Open Plan Kitchen, Living & Dining</i>		
Living Room	4.20m x 4.09m	With laminate flooring, vaulted ceiling with recessed lighting, feature double sided chimney breast with integrated log burning stove and TV point.
Dining Room	5.90m x 3.18m	With laminate flooring, vaulted ceiling with Velux window and recessed lighting, feature double sided chimney breast with integrated log burning stove.
Kitchen	4.35m x 4.26m	With laminate flooring, vaulted ceiling with Velux windows and recessed lighting. Sliding door to rear patio area. Feature picture window overlooking rear garden, Bespoke fitted kitchen with integrate fridge freezer, electric hob with granite surround and splashback and overhead extractor, integrated oven, integrated microwave. Kitchen island unit with Quartz worktop with stainless steel sink, integrated dishwasher, plumbed for washing machine, integrated bins, dual power sockets and integrated wine fridge.
Family Bathroom	2.60m x 1.81m	With tiled flooring, recessed lighting, w.c., w.h.b. with vanity unit, bath with tiled surround.
Bedroom 3	3.62m x 2.84m	With laminate flooring and recessed lighting.
Bedroom 2	3.70m x 3.32m	With laminate flooring and recessed lighting.
Ensuite	2.19m x 2.01m	Tiled flooring, w.c., w.h.b. with vanity unit, walk-in shower stall with pump shower and tiled surround
Master Bedroom	5.49m x 3.18m	With laminate flooring, recessed lighting, integrated sliding robes and French doors to rear patio area.
Ensuite	2.40m x 2.00m	With tiled flooring, w.c., w.h.b. with vanity unit, chrome towel rail, Velux window, walk-in shower with pump shower and tiled surround.

Total Floor Area: c. 129 sq. m / 1,389 sq. ft.







EXTERNAL ACCOMMODATION

Garage

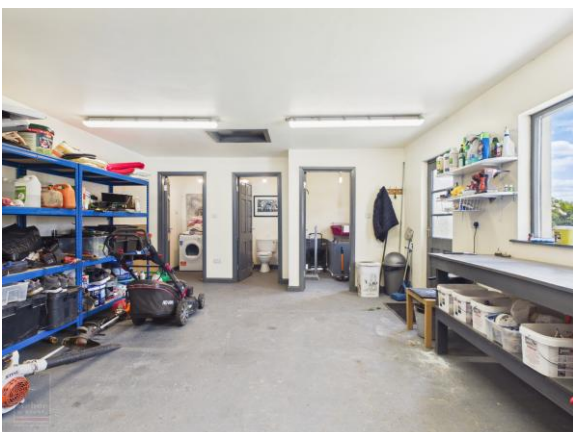
Storage 4.12m x 4.70m With double entrance door and side entrance doors.

W.C. 1.71m x 1.21m

Dog Kennel 2.32m x 1.80m

Utility Room 1.72m x 1.43m

Total Floor Area: c. 37.60 sq. m. (c. 404 sq. ft.)









Features

- Exceptional turnkey bungalow
- Extending to c. 129 sq. m. / 1,389 sq. ft.
- Extensively renovated and remodelled since 2022
- Superb open plan kitchen, dining and living area
- Vaulted ceilings with Velux roof windows
- Feature double sided log burning stove
- Bespoke fitted kitchen with quartz worktops
- Fully floored attic with Stira staircase access
- Immaculate presentation throughout

Outside

- Beautifully landscaped c. 0.20 hectare / 0.49 acre site
- Sunny rear aspect
- Extensive patio and outdoor entertaining areas
- Manicured lawns and mature specimen planting
- Ornamental fish pond
- Detached block built garage extending to c. 38 sq. m. / 409 sq. ft.
- Dedicated kennel with enclosed dog run and secure paddock
- Covered concrete hard stand area suitable for sheltered parking
- External power sockets
- Four external water taps

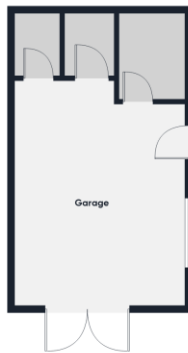
Services

- Mains water
- Septic tank drainage
- O.F.C.H.
- ESB
- Fibre broadband
- Electric entrance gates with security camera with smartphone connectivity

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

DIRECTIONS: Eircode: Y35 EC98





Building Energy Rating (BER): C

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

