

For Sale

Asking Price: €550,000



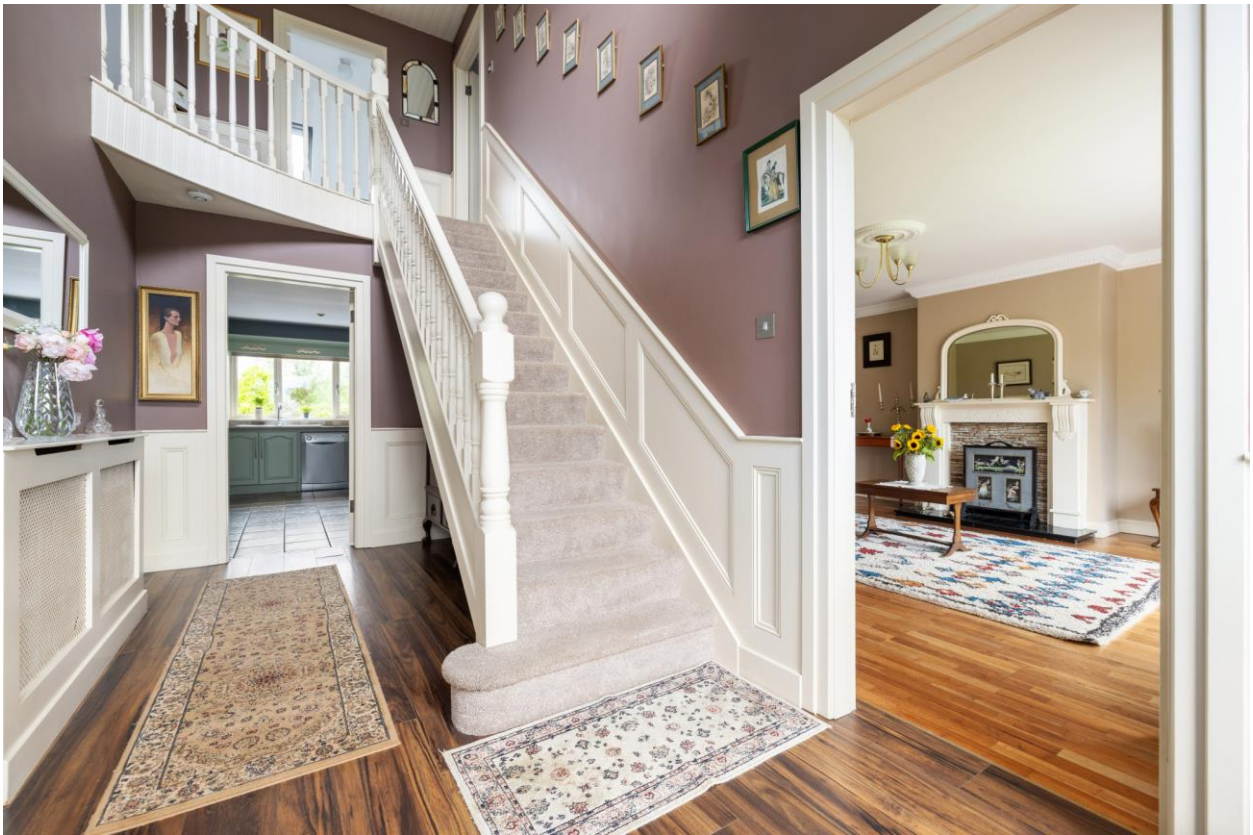
Pine Lodge,
Scarnagh Upper,
Coolgreany,
Co Wexford
Y25 CX53

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--

BER C2

[MySherryFitz.ie](https://www.MySherryFitz.ie)





Nestled amidst the picturesque landscape, this exquisite 4-bedroom country property offers the perfect blend of elegance and tranquillity. Set behind stately wrought iron electric gates, this home offers refined living in a serene, private setting. Impeccably maintained, the property features immaculately manicured gardens, offering a verdant oasis for relaxation and entertainment.

“Pine Lodge” is on a quiet country road, looking to magnificent, lush countryside, yet only a few kilometers from both shops and schools in Arklow and an easy commute to Dublin via the M11 Motorway or train & bus from Arklow town. It’s an ideal setting for those who appreciate the peace and quiet of country living while still being within easy reach of urban conveniences.

This fine property is on c. 0.8 acres and offers approx. 2,200 sq. ft. of spacious, elegant and light filled accommodation and in addition has a detached garage which is c. 500 sq. ft.

The accommodation features a grand entrance hallway, generous living room and additional family room to the rear, large country kitchen/dining room, utility, hot press / laundry room, guest WC, four bedrooms (one ground floor and en-suite), while upstairs there are 3 spacious double bedrooms, master en-suite with walk-in wardrobe, and a family bathroom.

This remarkable property offers an unparalleled living experience, combining elegance and tranquillity with the beauty of nature. Don’t miss the opportunity to make this exquisite country property.



Accommodation:

Entrance Hall 5.20m x 2.35m (17'1" x 7'9"): Large, spacious and airy entrance hallway with attractive paneling on walls. Laminate wood floor, radiator cover, stainless steel switches, telephone point, a carpeted sweeping staircase rising to the first floor gallery landing area.

Living Room 4.62m x 4.57m (15'2" x 15'): Bright room with bay window, feature fireplace with stone cladding inset, granite hearth, wooden surround and woodburning stove fitted. Solid wooden floor, ceiling coving, ceiling rose and light fittings, tv points.

Kitchen Dining Room 8.21m x 4.58m (26'11" x 15'): Large room fully fitted with solid oak wood units on 2 walls and at wall level, ample worktop space, double oven & hob, stainless steel extractor fan, dishwasher. Tiled floor & splash-back, floor & eye level units. Dining area has beautiful semi solid timber floor and French doors leading out onto garden and double doors to family room/sunroom.

Hall 3m x 0.97m (9'10" x 3'2"): Tiled floor, door to garden and door to large walk in hot press.

Hot-press 2.23m x 2.14m (7'4" x 7'): Walk in hot press/airing cupboard, shelved, tiled floor.

Utility Room 2.36m x 2.23m (7'9" x 7'4"): Plumbed for washing machine and dryer. Tiled floor.

Guest wc 2.36m x 1.38m (7'9" x 4'6"): Suite comprises of vanity unit, sink, wc, wall mirror, chrome towel radiator, wall fittings.

Sunroom/family room 5.03m x 4.36m (16'6" x 14'4"): Feature wood burning stove and vaulted ceiling, windows on 3 walls, semi solid floor, tv & phone points, ceiling spot lights.

Reception/Bedroom 4 4.60m x 3.92m (15'1" x 12'10"): Bright room with bay window, carpet to floor, wall shelf.

En-Suite 2.34m x 1.48m (7'8" x 4'10"): Suite comprises of corner shower with electric Triton T90z shower fitted, wc and whb. Tiled floor and shower cubicle and splash back. Wall mirror and wall fittings.

Landing 5.70m x 2.55m (18'8" x 8'4"): Feature curved railing, cladded ceiling, dormer window, carpet to floor.

Master Bedroom 4.91m x 4.47m (16'1" x 14'8"): Spacious room with carpet, tv & phone points.

Walk-in wardrobe 1.89m x 1.82m (6'2" x 6'): Ample shelving and hanging rails. Wooden floor.

En-Suite 2.20m x 1.77m (7'3" x 5'10"): Suite comprises of corner shower with chrome door, electric triton T90si shower fitted. Tiled floor and shower cubicle, wc & whb.

Bedroom 2 4.50m x 3.33m (14'9" x 10'11"): Large double room with carpet to floor, storage space off into eaves, tv point.

Bedroom 3 4.50m x 3.35m (14'9" x 11'): Bright room with countryside views, carpet to floor, tv point, door to eaves.

Bathroom 2.75m x 2.27m (9' x 7'5"): Suite comprises of bath with telephone mixer shower taps, wc, whb, shaver light and wooden floor.

Garage 7.63m x 6.12m (25' x 20'1"): Detached large garage with both pedestrian and vehicular door access.





Garden:

The meticulously maintained gardens are a true highlight of this estate, offering a sanctuary of calm and beauty. Whether you're hosting a garden party, enjoying a quiet morning coffee, or simply taking a leisurely stroll.

BER:

BER C2, BER No. 108627316

Special Features & Services:

Special Features:

- Bedrooms: 4 spacious bedrooms, each offering their own stunning views of the surrounding countryside.
- Bathrooms: Modern, high-end bathrooms with luxurious fittings.
- Living Spaces: A generous living room with a cozy wood fired stoves, perfect for family gatherings.
- Kitchen: A chef's dream kitchen with top-of-the-line appliances, custom cabinetry, and a charming breakfast bar.
- Outdoor Spaces: Beautifully landscaped gardens with lush lawns, vibrant flower beds, and mature trees, creating a peaceful and private outdoor space with two patio areas for al fresco dining and entertaining.
- Garage: A detached, spacious garage providing ample storage.
- Security: The property is secured by elegant wrought iron electric gates, ensuring privacy and peace of mind.

Services:

- Mains water
- Sewage to septic tank on site.
- Oil fired central heating.
- Mains electricity,
- Telephone, Broadband and Satellite available in the area.

Included in the sale:

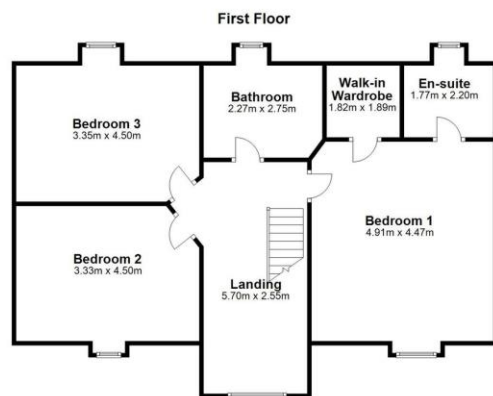
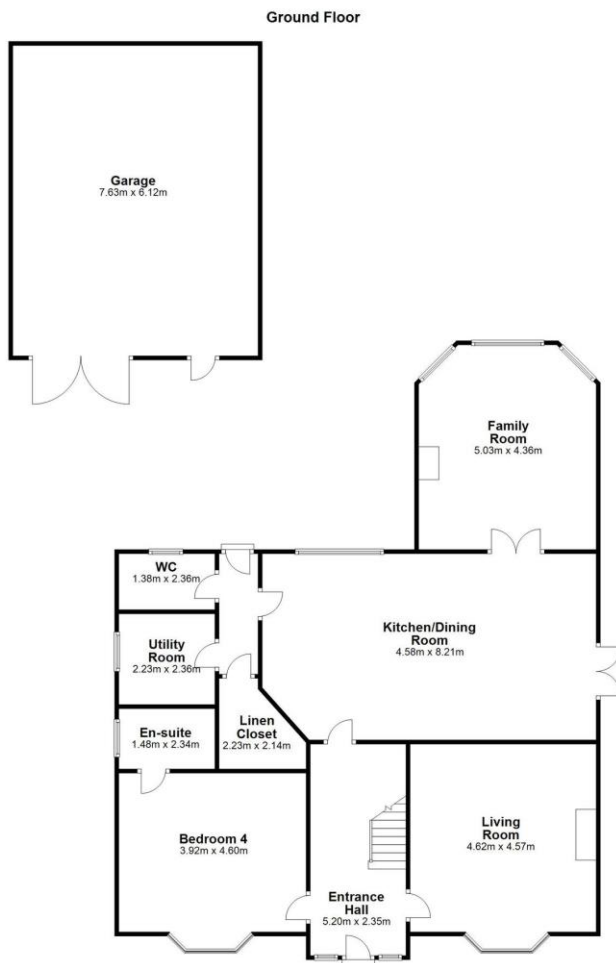
- Carpets, curtains, blinds, light fittings, cooker, hob and extractor fan.



Directions:

Eircode is as follows: Y25 CX53





NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly
45 Main Street, Arklow, Co Wicklow

0402 32367
arklow@sfcatherineoreilly.ie

MySherryFitz.ie



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 001134