FOR SALE

AMV: €595,000 **File No.E469.CWM**



"Ard Gaoithe", Whiterock South, Wexford Y35 YR66

- **Spectacular panoramic views of Wexford Town, Harbour and Bay.**
- **Exclusive cul-de-sac of just four residences.**
- **Impressive four-bedroom detached dormer bungalow extending to c. 181 sq. m. (1,948 sq. ft.).**
- **Kitchen upgraded in 2023.**
- **Three outdoor terraces ideal for entertaining.**
- **Flexible accommodation with bedrooms and bathrooms on both levels.**
- **Walking distance of Wexford Town centre and waterfront.**
- **Exceptional combination of privacy, coastal views and town convenience.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

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RICS

Kehoe & ASSOC.

“Ard Gaoithe”, Whiterock South, Wexford Y35 YR66

Breathtaking Harbour Views | Exclusive Residential Enclave | Exceptional Town Living

An extraordinary setting with a view that is simply captivating. Commanding a spectacular elevated position overlooking Wexford Town, Harbour and the expansive waters of Wexford Bay, “Ard Gaoithe” is an impressive four-bedroom detached dormer bungalow extending to approximately 181 sq. m. Tucked away in a peaceful cul-de-sac of just four homes, this distinguished residence enjoys a wonderful sense of privacy while remaining within walking distance of the heart of Wexford Town.

The ever-changing coastal landscape provides a magnificent backdrop to everyday life, from spectacular morning skies over the harbour to the twinkling lights of Wexford Town by night. This is a home where location, lifestyle and outlook come together beautifully.



Originally constructed in 1987, extended in 2006 and further enhanced with a kitchen upgrade in 2023 and replacement windows in recent years, “Ard Gaoithe” offers generously proportioned and versatile accommodation. The kitchen, dining area and sunroom create a wonderful space for everyday living, complemented by an inviting sitting room with a solid fuel stove and back boiler, a separate dining room and utility room.

Two bedrooms are conveniently located on the ground floor, one featuring a walk-in wardrobe and the other enjoying beautiful sea views, together with a family bathroom. Upstairs, two further spacious bedrooms with built-in wardrobes, a shower room and excellent storage complete the accommodation. The flexibility of the layout makes this an appealing home for families, those seeking to work from home or purchasers looking for a forever home.

The outdoor spaces are a particular highlight. A raised sandstone terrace offers an enviable setting for morning coffee, leisurely lunches and summer entertaining, all against the magnificent backdrop of Wexford Harbour. A separate timber deck and an additional raised patio provide a choice of outdoor retreats, while a recently installed steel shed and storage beneath the extension offer excellent practical storage.



The location is equally impressive. Enjoy a leisurely stroll into Wexford Town with its vibrant cafés, restaurants, independent boutiques, National Opera House and picturesque waterfront. Excellent schools, sporting facilities and everyday amenities are within easy reach, while some of County Wexford's finest beaches and golf courses are a short drive away.

Properties combining such a commanding outlook, generous accommodation and an exclusive town setting are rarely offered to the market. "Ard Gaoithe" presents a wonderful opportunity to secure a truly distinctive home in one of Wexford's most appealing elevated residential settings.

Viewing is highly recommended to fully appreciate the exceptional setting and magnificent views, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



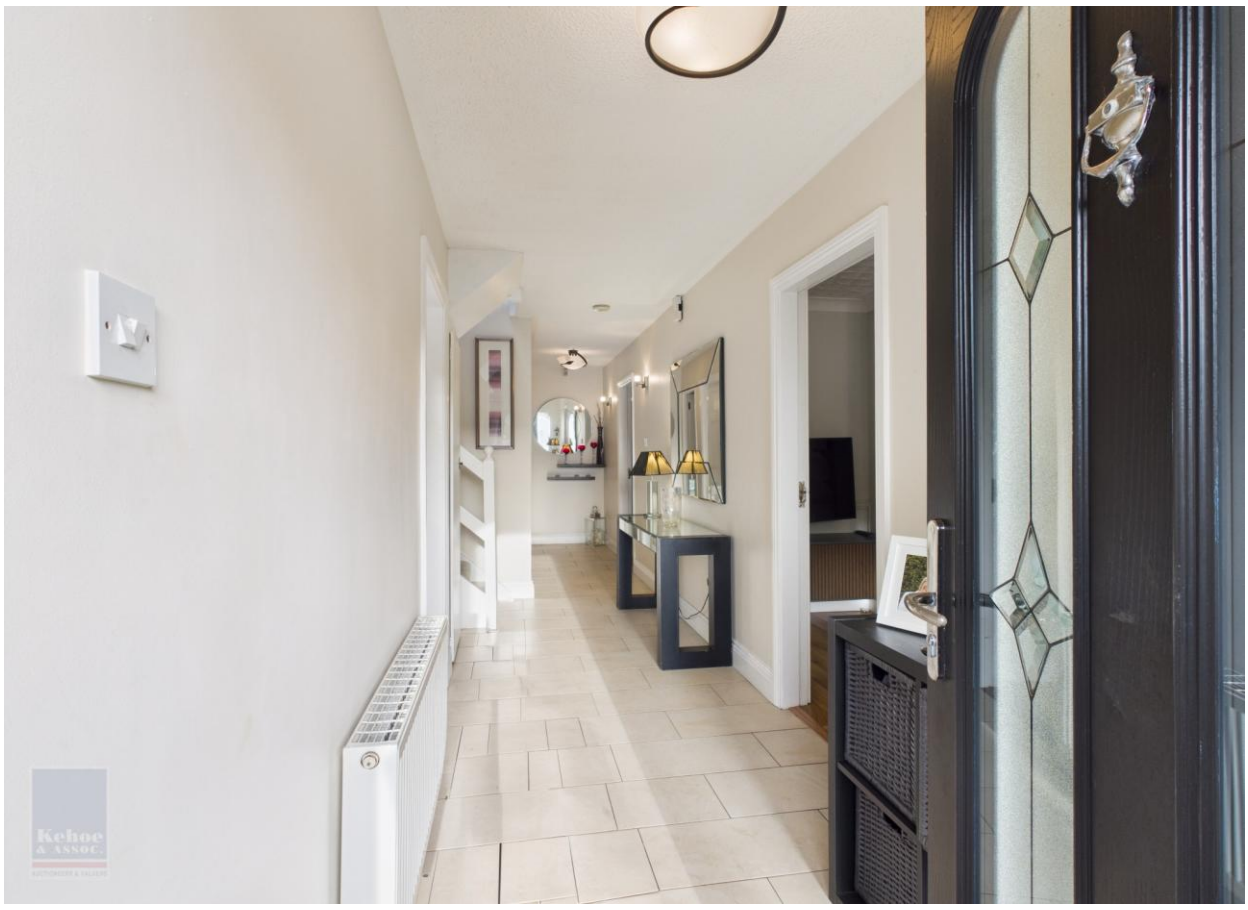
ACCOMMODATION

Entrance Hallway	8.32m x 1.55m	Tiled flooring throughout, telephone point, built in storage closet and alarm.
Sitting Room	4.79m x 4.08m	Timber engineered floors throughout, insert fireplace with cast iron surround and timber mantelpiece with back boiler, coving and dado rail surround, large window overlooking front garden and driveway, tv console with storage cabinetry underneath, ceiling rose and wall mounted lights.

Continuing down the Hallway, door leading through to:

Kitchen	5.93m x 4.07m	Timber laminate flooring throughout, fully fitted kitchen with floor and eye level cabinetry, large island with breakfast counter, Quartz counter tops throughout bespokely made and installed in 2023. Integrated pantry drawers, integrated Whirlpool fridge freezer, integrated double Creda oven with Whirlpool microwave overhead, four ring induction Siemens hob under extractor fan, stainless steel double sink with Quartz cut countertop, Whirlpool integrated dishwasher, 100mm upright, Quartz windowsill and tile surround, radiator cover under side panel window.

Door leading through to:



















ACCOMMODATION

Utility Room	2.46m x 1.68m	Tiled flooring, fully fitted with floor and eye level cabinetry, space for washing machine, space for under counter freezer and space for dryer, pedestrian door leading through to rear gardens.
Sunroom	3.94m x 3.63m	Timber laminate flooring throughout, glazing surround with apex roof and two Velux overhead with recess lights, French doors leading out to raised balcony area, stunning views overlooking Wexford Town and Wexford Harbour featuring the twin church spires, extending to Curracloe Raven Point.
Dining Room	3.58m x 2.91m	Timber laminate flooring throughout, glazing surround with continuation of stunning water and Town views, apex roof with two Velux overhead and recess lights, French doors leading out to steps to side garden.











ACCOMMODATION

Off Central Entrance Hallway:

Bedroom 1	3.54m x 3.42m	Carpeted flooring, built in slide robes, large window overlooking rear gardens with stunning views over Wexford Town and Wexford Harbour featuring the twin church spires, extending to Curracloe Raven Point.
Family Bathroom	3.45m x 1.78m	Tiled flooring, floor to ceiling tile surround, bath with faucet shower head, w.h.b and w.c., chrome towel rail.
Bedroom 2	3.31m x 2.94m	Timber laminate flooring through, built-in walk-in closet.

Carpeted staircase leading to:















ACCOMMODATION

First Floor

Landing	3.35m x 1.07m	Carpeted flooring, Velux overhead, hatch to attic, double press with ample open shelf storage.
Bedroom 3	3.84m x 3.27m	Carpeted flooring, five bay built in wardrobes with drawers and rails, further press with storage to eaves, large window overlooking rear garden and Wexford Town and Wexford Harbour featuring the twin church spires, extending to Curracloe Raven Point.
Bedroom 4	3.87m x 3.41m	Carpeted flooring, four bay wardrobes with ample storage, large window overlooking front garden and tarmacadam driveway.
Family Shower Room	2.7.m x 1.93m	Tiled flooring, enclosed shower, Triton T80 electric shower, w.h.b with mirror and glass shelf overhead and w.c.. Velux overhead, built in cabinetry housing the hot-press with open shelves and ample storage.

Total Floor Area: c. 181 sq. m. / 1,948 sq. ft.



























Features

- Spectacular panoramic views of Wexford Town, Harbour and Bay.
- Exclusive cul-de-sac of just four residences.
- Impressive four-bedroom detached dormer bungalow.
- Extending to c. 181 sq. m. (1,948 sq. ft.).
- Built in 1987, extended in 2006 and Kitchen upgraded in 2023.
- Walking distance of Wexford Town centre and waterfront.

Outside

- Balcony off the sunroom with spectacular panoramic harbour views.
- Raised sandstone patio ideal for al fresco dining and entertaining.
- Separate timber deck and additional raised patio area.
- Recently installed steel shed and generous storage beneath the extension.

Services

- Mains water.
- Mains drainage.
- OFCH (installed in 2010).
- Fibre broadband. available.
- Alarm.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: **Eircode: Y35 YR66**




Sunroom
Dining Room
Bedroom 1
Utility Room
Kitchen
Bathroom
Entrance Hallway
Bedroom 2
Sitting Room
N
E
W
S
Floor 0



Building Energy Rating (BER): C1 BER No. 119420511
Energy Performance Indicator: 168.08 kWh/m²/yr

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



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