

FOR SALE

AMV: €350,000

File No.E267. BK



The Dirr, Shelmalier Commons, Co. Wexford

- Detached 3-bedroom / 2-bathroom bungalow with well proportioned accommodation extending to c. 151 sq. m. / 1,625 sq. ft.
- Ideally located close to Murrinctown Village and the scenic Forth Mountain, only 10 minutes' drive from the outskirts of Wexford Town.
- Set on a private c. 0.75 acre site incorporating a triangular parcel of land positioned at the other side a local laneway adjacent to the property.
- Adjoining porch providing additional storage space and a detached garage extending to c. 45 sq. m. / 484 sq. ft.
- This property offers excellent potential to refurbish and create a wonderful family home.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Nestled on the slopes of Forth Mountain, this property enjoys a peaceful rural setting surrounded by scenic countryside, yet remains only 6km from Murrintown Village and just 15 minutes from Wexford Town via the New Line Road. The area is renowned for its outdoor amenities, with the nearby Forth Mountain and Carrigfoyle Lake walking trails offering woodland paths and panoramic views of South County Wexford. Murrintown Village provides excellent amenities including Murrintown National School, shop, post office, pub, takeaway, coffee shop, church, playground, community centre and childcare facilities. Families will also appreciate the proximity to secondary level education options available on the outskirts of Wexford Town, just 10 minutes away. Local sports clubs, both in Murrintown and the surrounding area, provide opportunities to get involved in GAA, soccer, tennis, and equestrian activities. For leisure, Johnstown Castle Estate Museum & Gardens and Rosslare Strand are both within easy driving distance, making this an ideal location for those seeking countryside tranquillity close to town convenience.





The Dirr, Shelmalier Commons, Co. Wexford

This family home comprises a well-proportioned detached bungalow extending to c. 151 sq. m. / 1,625 sq. ft., positioned on a generous and private c. 0.75 acre site. The property also includes a detached garage extending to c. 45 sq. m. / 484 sq. ft., together with an adjoining porch area providing additional storage space. Internally, the accommodation is thoughtfully laid out and offers excellent potential for modernisation and refurbishment. It includes a spacious entrance hallway, a sitting room with solid fuel stove, and a large open-plan kitchen / dining area with French doors leading to the rear garden.

The kitchen is complemented by a separate utility room. There are three well-proportioned bedrooms, including a generous master bedroom with ensuite and space to incorporate a walk-in wardrobe. Two further double bedrooms and a family bathroom complete the layout. The property's proportions and layout lend themselves perfectly to upgrading and modern living requirements. While cosmetic refurbishment works are required, the property presents an excellent opportunity to create a superb family home on a mature private site in a desirable rural setting.





ACCOMMODATION

Entrance Hallway	8.71m x 3.08m	Laminate flooring and ceiling coving
Sitting Room	5.08m x 4.26m	Carpet flooring, ceiling coving, centrepiece, solid fuel stove, feature brick surround and integrated shelving units
<i>Open Plan Kitchen / Dining Room</i>		
Dining Room	3.92m x 3.08m	Carpet flooring, ceiling coving, electric fireplace and French doors to rear garden area.
Kitchen	4.26m x 3.90m	Tiled flooring, floor and eye level units, tiled splashback, integrated double oven, electric hob and extractor.
Utility Room	4.24m x 2.42m	Tiled flooring, floor and eye level units, stainless steel sink and dishwasher.
Side Porch	2.94m x 2.39m	Tile flooring and side access door.
Bedroom 2	4.23m x 3.03m	Carpet flooring and ceiling coving.
Bedroom 3	4.24m x 3.02m	Carpet flooring and ceiling coving.
Family Bathroom	3.02m x 1.91m	Fully tiled, w.c., w.h.b., bath and shower stall with Triton T80 electric shower.
Master Bedroom	5.40m x 4.24m	Carpet flooring, ceiling coving, walk-in wardrobe and ensuite.
Walk-in Wardrobe	3.10m x 1.93m	Carpet flooring.
Ensuite	2.62m x 1.92m	Fully tiled, w.c., w.h.b. with vanity unit, bath with mixer taps and bidet.

Total Floor Area: c. 151 sq. m. / c. 1,625 sq. ft.



Features

- Well proportioned 3-bed / 2-bath bungalow
- Acc. extending to c. 151 sq. m. / 1,625 sq. ft.
- Extensive master bedroom with ensuite and space for walk-in wardrobe
- Property offers excellent potential
- Large kitchen / dining area with French doors to rear garden

Outside

- Private site extending to approximately 0.75 acres
- Close to Forth Mountain and Murrintown Village
- Detached garage extending to c. 35 sq. m. / 377 sq. ft.
- Lawn areas front and rear
- Mature boundaries

Services

- Private well water supply
- Septic tank drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: From the N25 at the Duncannon Road Roundabout, proceed along the New Line Road (R733). Continue for 7.3km then turn right onto the L0319. In 200m the property for sale will be located on your right-hand side (For Sale board). **Eircode: Y35 CD59**





Building Energy Rating (BER): D2 BER No. 118931385

Energy Performance Indicator: 290.56 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

