

FOR SALE

AMV: €575,000

File No. E511.CM



Rosebury Lodge, Ballykilliane, Drinagh, Co. Wexford

- Exceptional six-bedroom detached two-storey on c. 0.93 acres.
- Beautifully positioned between Wexford Town and Rosslare Strand.
- Located behind secure entrance gates offering privacy and security.
- Spacious family home with generous and flexible accommodation with beautifully maintained gardens in one of Wexford's most desirable locations.
- To arrange a suitable viewing time, please contact the sole selling agents, Wexford Auctioneers Kehoe & Assoc. by email sales@kehoeproperty.com or phone on 053 9144393.

**Kehoe
& ASSOC.**

Prime Location

Rosebury Lodge benefits from excellent connectivity with easy access to the main road network linking Rosslare Europort, Wexford Town and major routes to Dublin, Waterford and Cork, making Rosebury Lodge a superb choice for commuters and growing families.

Families are particularly well served by a range of educational facilities, including the highly regarded primary school in Piercestown and several excellent secondary schools located within a short drive of Rosebury Lodge.

A wealth of amenities can be found nearby, including the picturesque Johnstown Castle Estate, offering scenic woodland walks, beautifully landscaped gardens and a popular café. Golf lovers will also appreciate Rosebury Lodge's close proximity to Wexford Golf Course and Rosslare Golf Club.

Just minutes from Rosslare Strand, Rosebury Lodge enjoys easy access to its renowned Blue Flag Beach, Championship Golf Courses, cafes and vibrant seaside atmosphere.



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Offering space, privacy convenience and excellent accessibility, this superb detached residence presents an outstanding opportunity for families seeking a comfortable home in a prime location, close to coastal beaches, countryside, school and town amenities.

Rosebury Lodge benefits double glazed windows, oil fired central heating. Spacious and well appointed accommodation, designed with comfortable family living in mind. Rosebury Lodge offers spacious and versatile accommodation and briefly comprises:

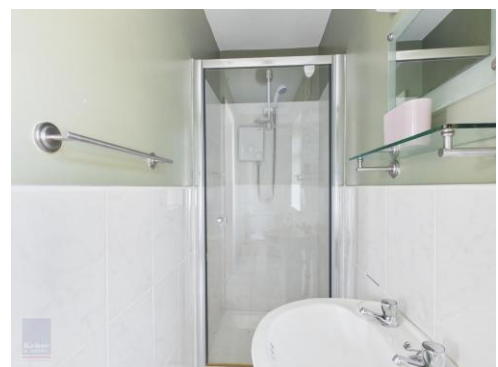
- Comfortable dining room with French doors leading to a bright and spacious sunroom and French doors leading to the kitchen.
- Comfortable sitting room / snug area with solid fuel stove.
- Seven spacious bedrooms
- Large master bedroom complete with an ensuite and walk-in wardrobe.
- Bright family bathroom featuring both bath and separate shower stall.
- Spacious fitted kitchen with appliances included.













ACCOMMODATION

Ground Floor

Entrance Hallway	2.45m x 5.07m	With timber laminate flooring.
Dining Room	5.12m x 3.39m (max)	With timber laminate flooring, tv points, bay window, French doors to sunroom and French doors leading to kitchen.
Sunroom	3.97m x 3.56m	With timber laminate flooring, timber ceiling and French doors to rear paved patio area.
Kitchen	4.09m x 4.59m	Fully fitted kitchen, island unit with sink and water filter tap, Belling Cook Centre dual fuel cooker, extractor and American style Samsung fridge freezer.
Utility Room	2.21m x 3.77m	With tiled flooring, fitted floor to ceiling storage units, stainless steel sink, Zanussi dishwasher, Beko dryer, Zanussi washing machine and door leading rear paved patio area.
Storage Room	0.87m x 2.29m	
Play Room / Home Office	3.62m x 3.77m	With timber laminate floor.
Inner Hallway	1.37m x 7.69m	With timber laminate floor.
W.C.	0.88m x 1.37m	With tiled floor, w.c. and w.h.b.
Bedroom 6	4.16m x 3.77m (max)	With carpet flooring and ensuite.
Ensuite	0.88m x 3.38m	With tiled flooring, w.h.b., w.c. and walk-in shower stall with Triton electric shower.
Bedroom 5	3.25m x 4.41m (max)	With carpet flooring, bay window and ensuite.
Ensuite	0.86m x 3.77m	With tiled flooring, part tiled walls, w.h.b., w.c., vanity mirror and shower stall with Gainsborough electric shower.
Sitting Room	5.08m x 3.79m	With timber laminate flooring, fuel stove with tiled hearth, bay window and TV point.

ACCOMMODATION

Carpeted staircase to First Floor.

Landing	2.00m x 3.79m (max)	With carpet flooring.
Master Bedroom	3.33m x 5.72m (max)	With walk-in wardrobe and ensuite.
Walk-in Wardrobe	1.63m x 1.25m (ave)	With built-in units.
Ensuite	1.46m x 2.54m	Fully tiled, w.h.b., w.c., walk-in shower stall and Velux window.
Bedroom 4	5.70m x 3.83m (max)	With carpet flooring, built-in wardrobes with desk space and bay window with views over front garden
Hotpress	1.85m x 2.68m	With timber flooring and Velux window.
Hallway	0.96m x 6.27m	
Family Bathroom	2.82m x 2.67m	Fully tiled, w.c., w.h.b., vanity storage mirror, bath, walk-in shower stall and Velux window.
Bedroom 3	4.82m x 3.80m (max)	With timber flooring, bay window, built-in wardrobes and desk space.
Bedroom 2	4.07m x 3.77m (max)	With carpet flooring, built-in wardrobes with desk space and ensuite.
Ensuite	2.68m x 1.17m (max)	Fully tiled, w.h.b., w.c. and walk-in shower stall.

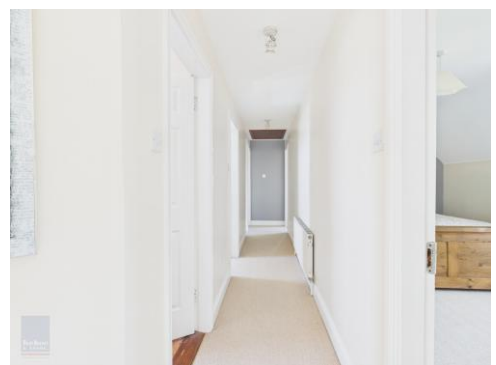
Total Floor Area: c. 265 sq. m. (c. 2,852 sq. ft.)

EXTERNAL ACCOMMODATION

Room 1	5.32m x 4.85m
Room 2	2.60m x 3.81m
Room 3	2.60m x 3.83m
Room 4	2.91m x 3.18m
Room 5	2.27m x 2.12m

Total Floor Area: c. 65 sq. m. (c. 699 sq. ft.)









Features

- Close proximity to Wexford Town & Rosslare Strand .
- Extending to c. 265 sq. m.
- Spacious accommodation full of natural light.
- BER C

Outside

- Outdoor cabin with light and power sockets c. 65 sq. m
- 2 rear paved patio areas
- Large rear lawn area
- Steel Adman shed

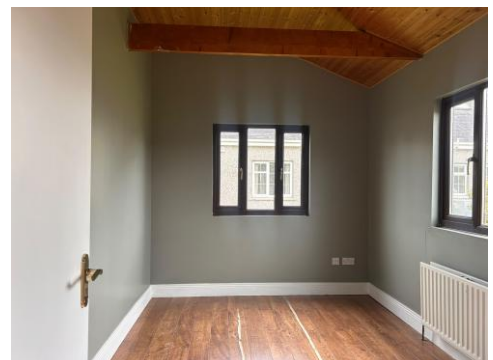
Services

- Mains Water
- Treatment plant
- ESB
- OFCH
- Double glazed uPVC windows

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

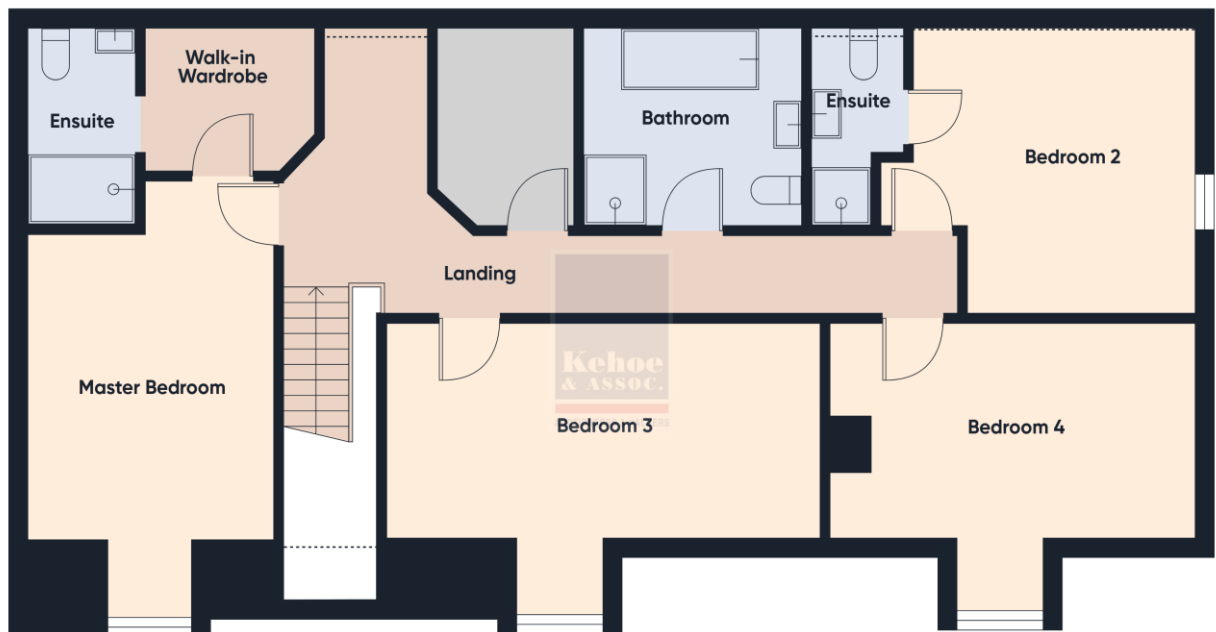
DIRECTIONS: On the Rosslare Road, take a right at Drinagh Garden Centre. Signposted for Piercestown. Turn right after 150 meters. Proceed down there for 100 meters. Rosebury Lodge is on the left-hand side. (For Sale Sign) **Eircode Y35 A9W8**







Floor 0



Floor 1

Building Energy Rating (BER): C

BER No.: 119624179

Energy Performance Indicator: 154.72 kWh/m²/yr

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