

FOR SALE

AMV: €495,000

File No.E193. BK



Redshire Road, Murrintown, Co. Wexford

- Exceptionally spacious 4-bedroom detached residence extending to c. 157 sq. m. / 1,690 sq. ft., set on a mature and private site of approximately half an acre.
- Bright, light-filled accommodation including a spacious and elegantly decorated sitting room leading to the sunroom, an impressive master suite with walk-in wardrobe and en-suite, and a balcony overlooking the front gardens.
- Murrintown Village offers excellent amenities including Murrintown National School, shop, pub, post office, church, childcare and afterschool service, coffee shop, playground and community centre.
- Highly sought-after location just 2.6km from Murrintown Village and only 8.4km from Wexford town centre.
- Landscaped gardens with sweeping tarmacadam driveway, garage / car port, and a workshop with w.c.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe
& ASSOC.**



Location

This excellent property is located just a short drive from the charming village of Murrintown, where you'll find essential amenities including Murrintown National School, shop, church, post office, coffee shop, playground, pub, takeaway and the welcoming Murrintown Community Centre, which serves as a hub for social and recreational activities. For families, the area is well served by Johnstown Castle & Gardens and an excellent childcare facility. The property is also a short drive from Wexford Town, which offers a wider range of educational facilities, restaurants, and cultural attractions.

Nature lovers will delight in the proximity to Forth Mountain, a renowned spot for outdoor enthusiasts. The Forth Mountain Walking Trail, just minutes away, offers scenic hikes with panoramic views of the surrounding countryside, making it a haven for walkers and nature lovers alike. Also on Forth Mountain, Carrigfoyle Lake provides a peaceful retreat for those who enjoy birdwatching or simply unwinding with a cup of tea or coffee. The property is also within easy reach of Rosslare Strand, one of Ireland's premier holiday destinations. Sports enthusiasts will appreciate the close proximity to local sports clubs St. Martins GAA Club and Forth Celtic AFC.

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This extremely spacious 4-bedroom detached family home is presented to the market in excellent condition, having been lovingly maintained by its current owners. Set on a mature site of approximately half an acre, the property combines privacy, space, and natural light in equal measure.

Accommodation is both generous and practical, with well-proportioned living areas including a sitting room, dining room with solid oak timber flooring, kitchen, and utility. A bright sunroom to the rear offers direct access to the gardens, while upstairs the property benefits from a particularly impressive master bedroom suite with fitted walk-in wardrobes and an ensuite bathroom. 3 well proportioned bedrooms and a family bathroom complete the accommodation.

The house is further enhanced by a balcony off the landing area, providing an elevated vantage point over the front gardens. Outside, a tarmacadam driveway leads to ample parking, a garage / carport, and a workshop extending to c. 18 sq. m. / 194 sq. ft. with a w.c. Mature boundaries and landscaped lawns ensure a private and peaceful setting, while a large rear patio area takes full advantage of the sunny orientation.

This is an excellent opportunity to acquire a well-presented and spacious family home in a highly sought-after location. Viewing comes highly recommended.







ACCOMMODATION

Ground Floor

Entrance Hallway	3.56m x 2.12m	Tiled flooring, ceiling coving, wall bordering and staircase to first floor.
Sitting Room	6.13m x 3.77m	Carpeted flooring, ceiling coving, inset solid fuel stove with granite hearth and surround. Double doors into:
Sunroom	4.24m x 3.50m	Tiled flooring and door to rear garden.
Kitchen	3.63m x 3.61m	Tiled flooring, ceiling coving, floor and eye level units, tiled splashback, gas double oven, gas hob, extractor, integrated fridge freezer and integrated dishwasher. Open archway into:
Dining Room	3.54m x 3.54m	Timber flooring, ceiling coving and wall bordering.
Utility Room	2.45m x 2.11m	Tiled flooring, ceiling coving integrated storage units, washing machine, dryer and door to rear garden.

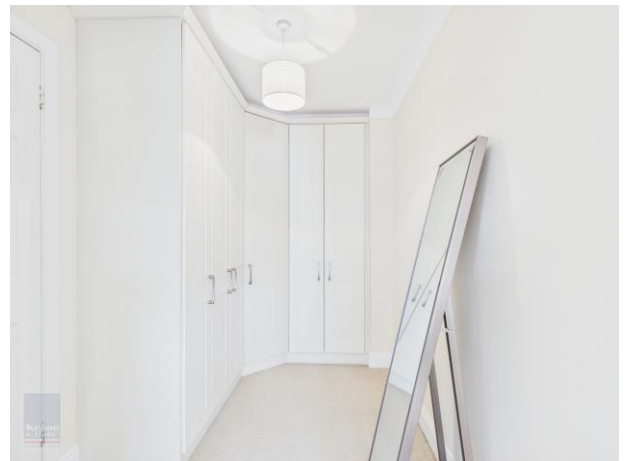
First Floor

Landing Area	6.12m x 2.13m	Carpeted flooring, ceiling coving & centrepiece, wall bordering, Stira staircase to attic and door to balcony.
Master Bedroom	4.35m x 3.47m (max)	Carpeted flooring, ceiling coving, walk-in wardrobe.
Walk-in Wardrobe	2.89m x 1.95m	Carpeted flooring, ceiling coving and fitted wardrobe units.
Ensuite	2.63m x 1.66m	Fully tiled, ceiling coving, w.c., w.h.b. and bath with overhead pump shower.
Family Bathroom	3.56m x 1.76m	Fully tiled, ceiling coving, w.c., w.h.b. and bath with overhead pump shower.
Hotpress		
Bedroom 2	3.77m x 2.72m	Carpeted flooring, ceiling coving and integrated wardrobe units.
Bedroom 3	3.60m x 2.65m	Carpeted flooring and ceiling coving.
Bedroom 4	3.60m x 2.60m	Carpeted flooring and ceiling coving.

Total Floor Area: c. 157 sq. m. / c. 1,690 sq. ft.

Garage: c. 18 sq. m. / c. 194 sq. ft.

Workshop (including W.C.) : c. 19.50 sq. m. / c. 210 sq. ft.





Features

- Spacious and light-filled accommodation
- Acc. extending to c. 157 sq. m. / 1,690 sq. ft.
- Balcony at first floor with garden outlook
- Private and mature setting
- Excellent location 2.6km to Murrintown Village
- Workshop extending to c. 19.5 sq. m. / 210 sq. ft.

Outside

- Mature site of approximately half an acre
- Landscaped gardens with mature hedging
- Tarmacadam entrance driveway
- Entrance walls, piers and gates
- Rear patio area with sunny orientation
- Car port / garage

Services

- Mains water
- Septic tank drainage
- ESB
- Fibre broadband available
- Fully alarmed

NOTE: All curtains, blinds and light fittings are included in this sale.

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

DIRECTIONS: From Wexford Town take the New Line Road (R733). Continue for 5km passing The Mountain Bar on the right-hand side. Approximately 2km after The Mountain Bar turn left onto Redshire Road signposted for Murrintown. The property for sale is located 400m down this road on the right-hand side (For Sale boards). **Eircode: Y35 N9V4**









Building Energy Rating (BER): C3 BER No. 118708312

Energy Performance Indicator: 216.34 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

