

# FOR SALE

AMV: €595,000

File No. E520.CM



## Ard na Mara, Sandy Lane, Curracloe, Co. Wexford

- Exceptional coastal residence extending to approximately 211 sq.m. / 2,271 sq.ft., presented in pristine, turnkey condition.
- Prime location at Sandy Lane within walking distance of a stunning Blue Flag beach, enjoying sea views.
- Adjacent to the new Curracloe Links Golf Course, and within easy walking distance of the Ravenport Resort.
- Spacious and versatile three-bedroom layout with flexible accommodation designed for modern family living.
- Outstanding B1 BER rating, offering excellent energy efficiency and year-round comfort.
- Set on beautifully landscaped gardens with electric gates, detached garage, multiple patio areas, and a superb outdoor entertaining/drinks area.
- To arrange a suitable viewing time, please contact the sole selling agents, Wexford Auctioneers Kehoe & Assoc. by email [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com) or phone on 053 9144393.

**Kehoe  
& ASSOC.**

## Location

Ard Na Mara enjoys an enviable position on the highly regarded Sandy Lane in Curracloe, one of County Wexford's most sought-after coastal locations. Renowned for its natural beauty, stunning beaches and relaxed seaside atmosphere, this exclusive setting offers the perfect balance of tranquillity and convenience.

The property lies close to Curracloe's magnificent Blue Flag beach, celebrated for its miles of golden sands, rolling dunes and breathtaking coastal scenery. Whether for morning walks, swimming, water sports or simply enjoying the fresh sea air, this remarkable amenity is quite literally on your doorstep.

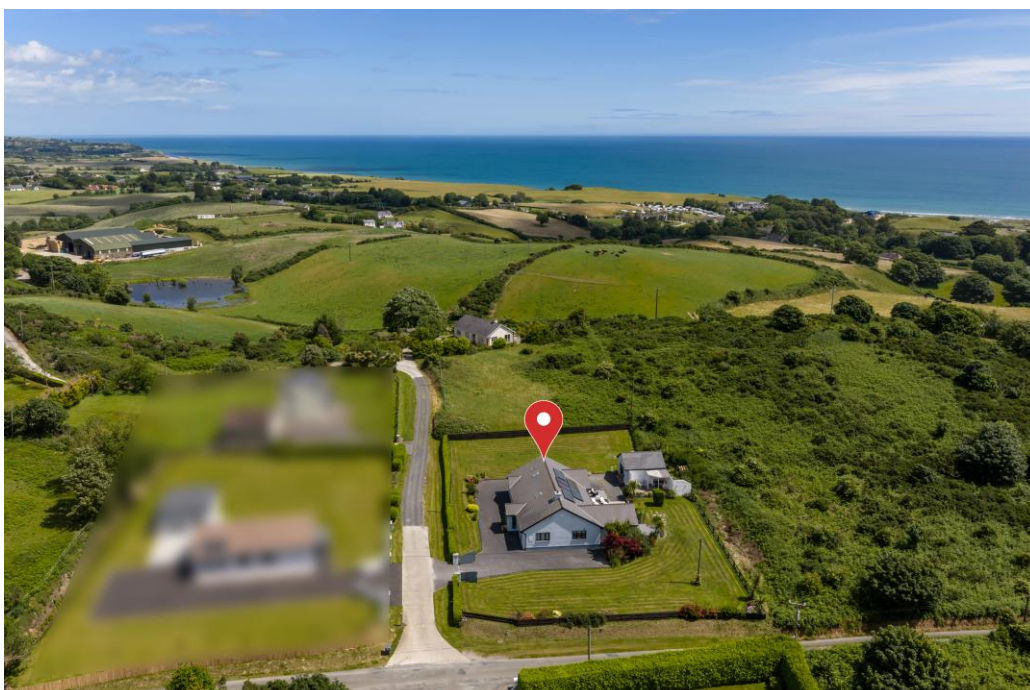
The surrounding area is a haven for outdoor enthusiasts. Coastal walks, woodland trails and nature reserves provide endless opportunities to enjoy the spectacular landscape that has made Curracloe one of Ireland's most desirable seaside destinations.

Golf enthusiasts will appreciate the property's proximity to the new championship links golf course, providing world-class facilities within moments of the front door. The combination of coastal scenery and premier golfing amenities further enhances the appeal of this exceptional location.

The nearby Ravenport Resort Hotel offers excellent leisure and hospitality facilities, all within comfortable walking distance. Residents can enjoy dining, socialising and leisure activities without the need for extensive travel.

Curracloe Village is only a few minutes' drive away and provides an excellent range of everyday amenities including a supermarket, post office, primary school, church, hotels, bars and local services. The village enjoys a strong community spirit while catering for the practical needs of modern family life.

The wider Wexford area offers excellent connectivity, making Ard Na Mara an ideal permanent residence, holiday home or lifestyle investment. The location successfully combines coastal living with accessibility to larger urban centres.



# Ard na Mara, Sandy Lane, Curracloe, Co. Wexford

From the moment you arrive at Ard Na Mara, it becomes immediately apparent that this is a home of exceptional quality and distinction. Every aspect of the property reflects a commitment to craftsmanship, attention to detail and thoughtful design.

Electric entrance gates provide a welcoming sense of privacy and exclusivity, opening onto beautifully maintained grounds that create a lasting first impression. The approach to the property is both elegant and inviting, setting the tone for what lies beyond.

Occupying approximately half an acre, the gardens have been meticulously landscaped and lovingly maintained. Lush lawns are complemented by a rich variety of mature trees, shrubs and planting, creating colour, texture and interest throughout the seasons.

The outdoor spaces have been carefully designed to maximise enjoyment of the property's unique setting. Multiple patio areas provide wonderful opportunities for outdoor dining, relaxation and entertaining while taking advantage of the surrounding scenery.

A particular feature of the grounds is the impressive alfresco dining and bar area, offering a superb venue for family gatherings, summer entertaining and memorable evenings with friends.

A detached garage provides valuable additional storage and practical space while complementing the overall presentation of the property.

Stepping inside, the quality of finish immediately becomes apparent. The interiors have been maintained to an exacting standard and are presented in truly pristine condition.

The accommodation extends to approximately 211 sq.m. (2,271 sq.ft.), providing generous living space that is both flexible and adaptable to a variety of lifestyle requirements.



Designed with modern family living in mind, the layout offers an excellent balance between formal and informal living areas while maintaining a strong connection with the surrounding landscape.

One of most striking features of Ard Na Mara is the peace and privacy on offer. This combined with the lovely sea view. This immediate visual connection to the coastline creates a sense of calm and reinforces the property's exceptional setting.

Natural light floods the interior, enhancing the sense of space and highlighting the quality materials and finishes used throughout.

The three-bedroom configuration offers excellent versatility and can easily accommodate growing families, visiting guests or those requiring dedicated home-working space.

Each room has been thoughtfully planned and carefully finished, creating interiors that are both stylish and highly functional. The attic area is completely floored with potential for more rooms if required.

The attention to detail evident throughout the home is a defining characteristic of the property. From the selection of finishes to the overall presentation, every element has been considered and executed to a very high standard.

The property's impressive B1 BER rating reflects its excellent energy efficiency credentials, ensuring comfort, sustainability and reduced running costs.

Throughout the home, quality craftsmanship is evident in every detail, resulting in a residence that is both elegant and enduring.

The seamless integration of indoor and outdoor living spaces further enhances the lifestyle appeal of the property, allowing residents to fully appreciate the surrounding coastal environment.

Ard Na Mara represents a rare opportunity to acquire a substantial family home in one of Wexford's most desirable coastal settings.

Combining outstanding presentation, generous accommodation, landscaped gardens, energy efficiency and a superb location, this exceptional residence offers a lifestyle that is increasingly difficult to find.

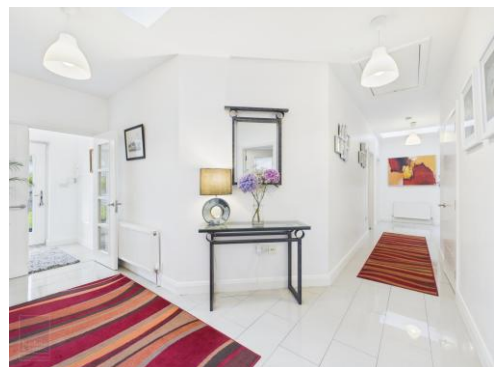
Whether as a permanent family home, luxurious coastal retreat or multigenerational residence, Ard Na Mara is a property that will impress even the most discerning purchaser.

In every respect, this is a home where quality, comfort and location come together to create something truly special. Ard Na Mara stands as an outstanding example of modern coastal living, offering a unique opportunity to enjoy the very best that County Wexford has to offer.









## ACCOMMODATION

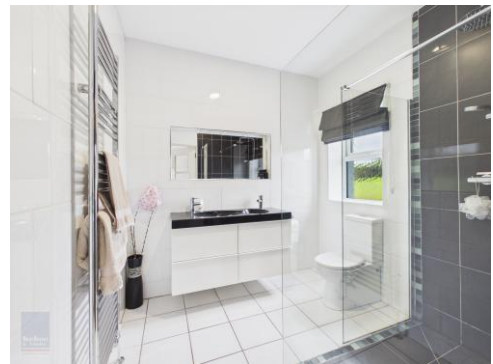
Entrance Porch	1.87m x 1.50m	With tiled floor.
Entrance Hallway	4.50m x 1.88m	With tiled floor.
Sitting Room	5.21m x 4.68m	Feature wood burning stove with granite hearth and timber floor covering.
Kitchen / Dining Room	8.09m x 5.07m	With feature kitchen of wall and floor units, tiled splashback, 'Belfast' style Rangemaster ceramic sink, Rangemaster stove with gas rings and electric multiple ovens, extractor fan, integrated microwave, Samsung American style fridge freezer, feature island unit with breakfast bar area and multi fuel stove with back boiler system .
Open Plan Living Room / Sunroom	5.17m x 4.70m	With vaulted ceiling, sea view, French doors to extensive decking area. Large feature window with seaview.
Utility Room	3.00m x 2.22m	With fitted wall and floor units, washing machine and dryer, tiled floor and splashback, stainless steel sink unit, walk-in linen cupboard with fitted shelving unit. Door from utility room to outside.
Rear Hallway	6.65m x 1.19m	
Walk-in large hotpress		With large water tank, solar panel system and fitted shelving.
Master Bedroom	5.45m x 5.11m	With large walk-in dressing room and ensuite. French doors to outside and large decking area.
Walk-in Dressing Room	3.36m x 2.69m	With extensive fitted shelving and velux window.
Ensuite	2.41m x 2.36m	With w.c., twin vanity unit with w.h.b.'s, large walk-in shower with rainwater feature shower, tiled floor and walls.
Bedroom 2	3.45m x 5.37m	With extensive fitted wardrobes.
Bedroom 3	5.34m x 3.75m	
	(Average)	
Family Bathroom	4.71m x 2.31m	With w.c., vanity unit with built-in w.h.b., feature free standing bath, large walk-in shower with rainwater showerhead.

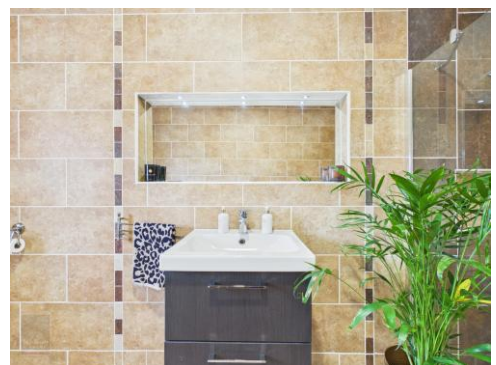
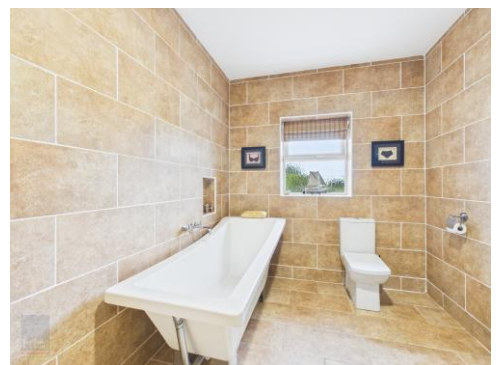
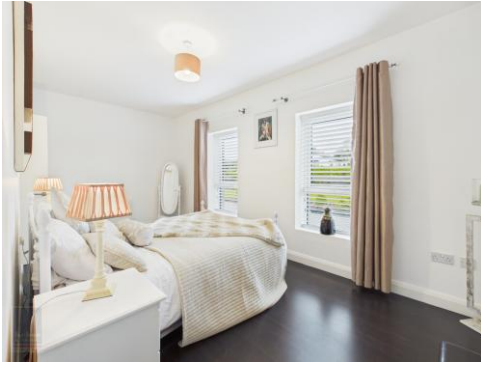
### ***Folding Stira stairs from Hallway to floored attic:***

Attic	18.00m x 5.30m	Completely floored.
	(Approx)	

**Total Floor Area: c. 211 sq. m. (c. 2,271 sq. ft.)**

Garage	6.00m x 5.00m
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## Features

- Adjacent to new Curracloe links golf course
- Walking distance to beach
- Sea views from living room
- Tranquil sought-after location
- Pristine condition throughout

## Outside

- Court area ideal for alfresco dining and drinks
- Dining area
- Extensive decking areas beautifully presented lawns
- Electric gates
- Intercom system
- Tarmacadam drive with parking for several cars
- Private site
- Various paved areas
- Hedging, planting and trees

## Services

- Mains Water
- Septic tank
- OFCH
- New condenser boiler
- Solar panels
- PV water heating
- Fibre available

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

**DIRECTIONS:** Eircode Y21 A314









**Building Energy Rating (BER): B1**

**BER No.: 118463306**

**Energy Performance Indicator: 77.32 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Colum Murphy**

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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. PRSA No. 002141