

FOR SALE

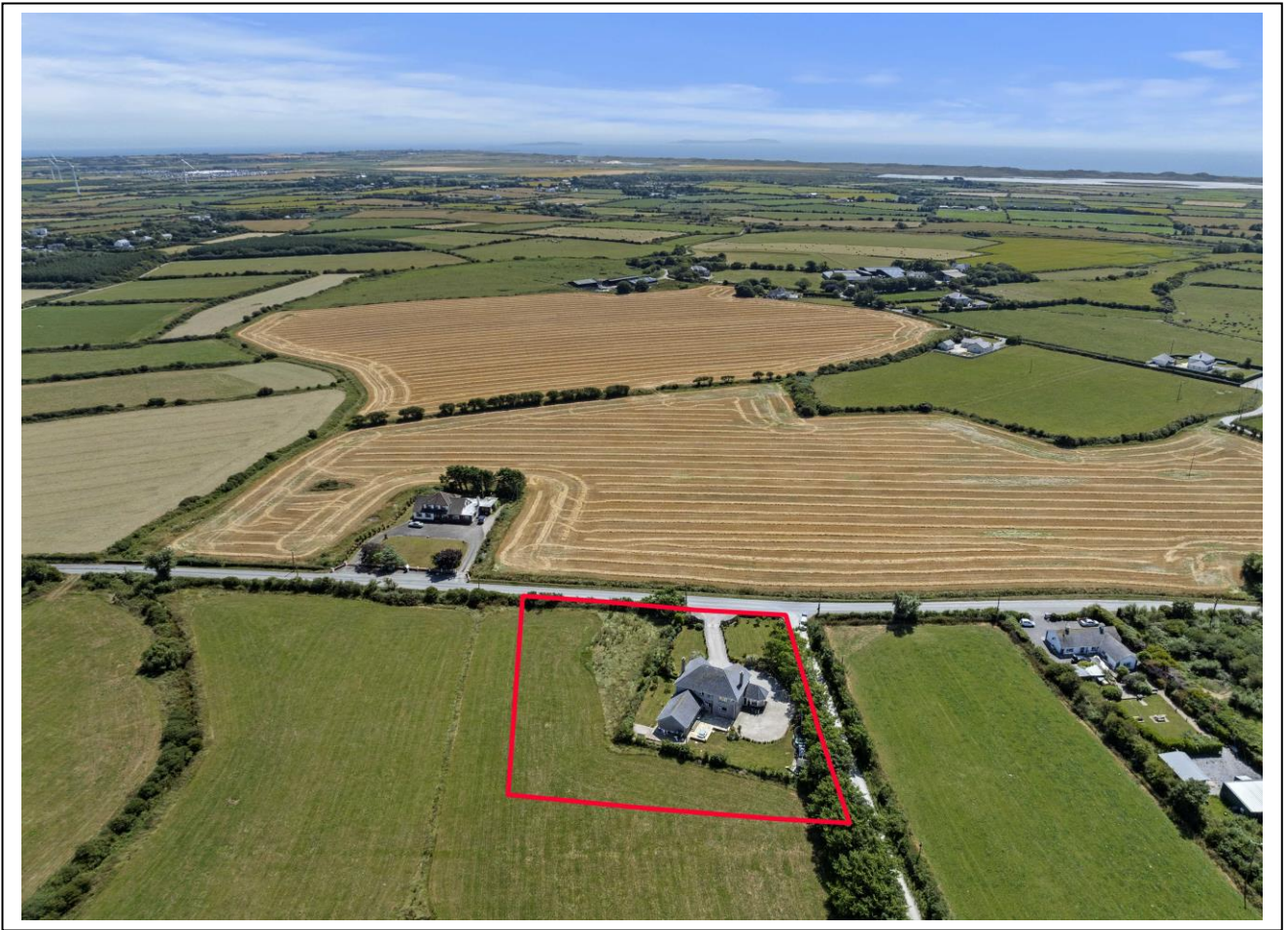
AMV: €495,000

File No.E153. BK



“Cluain Na gCapall”, Horesland, Rathangan, Co. Wexford

- A substantial 4-bedroom family home extending to c. 292 sq.m. / 3,143 sq.ft., offering a perfect balance of style and functionality.
- Positioned on a generous c. 0.56 hectares / 1.38 acres site including additional lands beyond the garden boundary, ideal for a variety of uses.
- Located within Rathangan village, with St. Anne’s GAA Club, Rathangan N.S., Fastnet Rovers AFC, Rathangan Bar and Rathangan Church all on your doorstep.
- Just 10 minutes to Kilmore Quay, a bustling seaside village with a marina, award-winning restaurants, and daily trips to the Saltee Islands.
- Independent access into the rear section of the ground floor, providing clear potential for a self-contained living area.
- Mature landscaped gardens with Indian sandstone suntrap patio and a driveway framed by stone entrance walls and lush greenery.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Location

Set in the heart of Rathangan village, “Cluain Na gCapall” enjoys an enviable location with excellent local amenities quite literally on your doorstep. Just 1km away lies St. Anne’s GAA Club – the heartbeat of the community – offering top-class sporting facilities and fostering a strong sense of belonging. Sports enthusiasts are well catered for with Fastnet Rovers AFC also close by. Rathangan National School makes school runs most convenient, and the popular Rathangan Bar provides a warm and welcoming spot for food and drinks. Rathangan Church adds to the range of amenities in the locality.

Kilmore Quay, a picturesque fishing village known for its vibrant atmosphere, is only 10 minutes away. Here you can enjoy a coffee by the marina, dine in award-winning seafood restaurants, or take a boat trip to the Saltee Islands – a haven for nature lovers. Kilmore Quay also offers a church, shop, ice cream parlour, and charming pubs, making it a favourite destination for locals and visitors alike.

For families, Bridgetown is only 7 minutes away, featuring an excellent mixed secondary school, a Centra supermarket, and a fitness centre for those looking to stay active. Wexford Town, just 20 minutes away, offers a wealth of boutique shopping, restaurants, cultural attractions, and services. Kilmore village is just 15 minutes’ drive away and is home to the renowned Mary Barry’s Bar and Restaurant.



“Cluain Na gCapall”, Horesland, Rathangan, Co. Wexford

“Cluain Na gCapall” is an exceptional family home offering an enviable combination of space, style, and versatility. Extending to c. 292 sq.m. / 3,143 sq.ft. and set on a sprawling c. 0.56 hectares / 1.38 acres site, this property benefits from additional lands beyond the mature garden boundary hedging. This rare expanse offers superb potential for a variety of uses – whether for a hobby farm, pony paddock, vegetable garden, or simply as an extra buffer of privacy.

The ground floor accommodation is extensive and designed for modern family living. It comprises a welcoming entrance hallway, and a bright and spacious open-plan kitchen / dining area at the heart of the home. The large sitting room, with double doors opening into a sunroom, provides seamless access to the rear garden – perfect for entertaining or enjoying sunny afternoons. Practicality is enhanced by a rear utility area, home office, and a snooker room with mini bar, offering excellent space for work and leisure.

A standout feature of this property is the rear living area comprising a spacious hallway, snooker room, utility room, home office and w.c. forming a section of the ground floor with its own independent access. This space could easily be converted into a self-contained living unit or granny flat, making it ideal for extended family or guests. The potential for complete independence from the main house is a significant asset for multi-generational living.

Upstairs, the accommodation continues to impress with four generously sized double bedrooms, all featuring integrated wardrobes. The master suite benefits from dual-aspect windows, flooding the room with natural light, and an en-suite bathroom. Bedroom 2 is serviced by a Jack and Jill family bathroom, shared with the rest of the first floor. With its thoughtful design, expansive site, and prime location in a vibrant community, “Cluain Na gCapall” represents a rare opportunity to acquire a true family haven.



ACCOMMODATION

Ground Floor

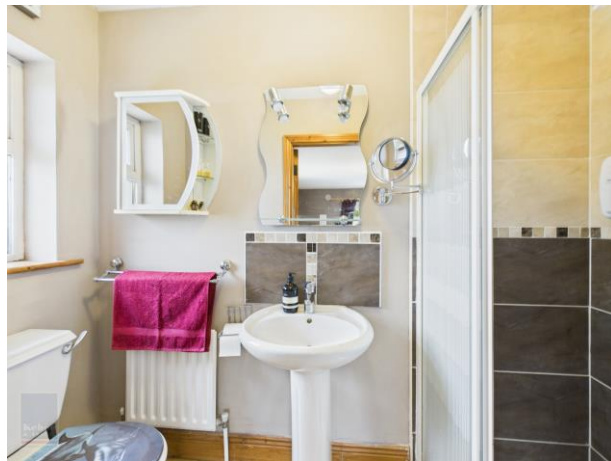
Entrance Hallway	4.61m x 4.01m	Tiled flooring and staircase to first floor.
Sitting Room	8.79m x 5.01m	Timber flooring, inset solid fuel stove with granite hearth, dual aspect windows including bay window and double doors into:
Conservatory	3.64m x 4.24m	Timber flooring and French doors to rear garden area.
Dining Room	4.48m x 3.60m	Laminate flooring, solid fuel stove with granite hearth, dual aspect windows including bay window. Open archway into:
Kitchen	4.30m x 3.60m	Laminate flooring, fitted kitchen units with integrated double oven, integrated microwave, 4-ring gas hob with overhead extractor, integrated fridge freezer, integrated dishwasher and tiled splashback.
Utility Room	3.46m x 2.68m (max)	Tiled flooring and plumbed for washing machine.
Storage Room	2.13m x 1.48m	Tiled flooring.
Guest W.C.	1.86m x 1.18m	Tiled flooring, w.c. and w.h.b. with tiled splashback.
Rear Porch	1.65m x 1.51m	Door to rear garden.
Home Office	3.60m x 1.53m	Lino flooring.
Games Room	7.56m x 5.38m	Carpet flooring, snooker table, mini-bar, extensive storage units and French doors to rear patio area.

First Floor

Landing Area	5.61m x 3.48m	Timber flooring.
Hotpress		
Bedroom 4	4.13m x 2.96m	Timber flooring and walk-in wardrobe.
Bedroom 3	5.03m x 3.21m	Timber flooring and walk-in wardrobe.
Bedroom	4.50m x 2.98m	Timber flooring, walk-in wardrobe and door into:
Jack & Jill Family Bathroom	3.46m x 2.48m	Lino flooring, jacuzzi bath with tiled surround, w.c., w.h.b., shower stall with Triton Novelsr electric shower and tiled surround.
Master Bedroom	5.04m x 4.10m	Timber flooring, dual aspect windows, walk-in wardrobe and ensuite
Ensuite	2.47m x 1.09m	Laminate flooring, w.c., w.h.b. with tiled splashback, shower stall with Triton t90si electric shower and tiled surround.

Total Floor Area: c. 292 sq. m. / c. 3,143 sq. ft.





Features

- Acc. extending to c. 292 sq.m. / 3,143 sq.ft.
- Substantial 4 bedroom family home
- Additional lands beyond garden boundary hedging
- Snooker / games room with mini bar
- Granny flat / self-contained annex potential
- Flexible living accommodation
- Offering an excellent family lifestyle

Outside

- Extensive c. 1.38 acre site
- Landscaped gardens with mature planting
- Excellent village amenities
- Indian sandstone patio area
- Large lawn areas front and rear
- Natural stone entrance wall and pillars
- 10 minutes to Kilmore Quay

Services

- O.F.C.H
- Septic tank
- Mains water
- ESB
- Fibre broadband available

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

DIRECTIONS: From Wexford Town, take the R730 heading south for Rosslare Strand. In approximately 2km turn right onto the Coolballow Road signposted for Murrintown. Continue on this road for approximately 12.5km, passing through Murrintown village, then turn left onto the R738. In 700m turn right at the crossroads onto the R736. Continue for 2.9km, passing through Rathangan crossroads and the property for sale is located on the right-hand side (For Sale board)
Eircode: Y35 F750





Approximate total area⁽¹⁾
175 m²

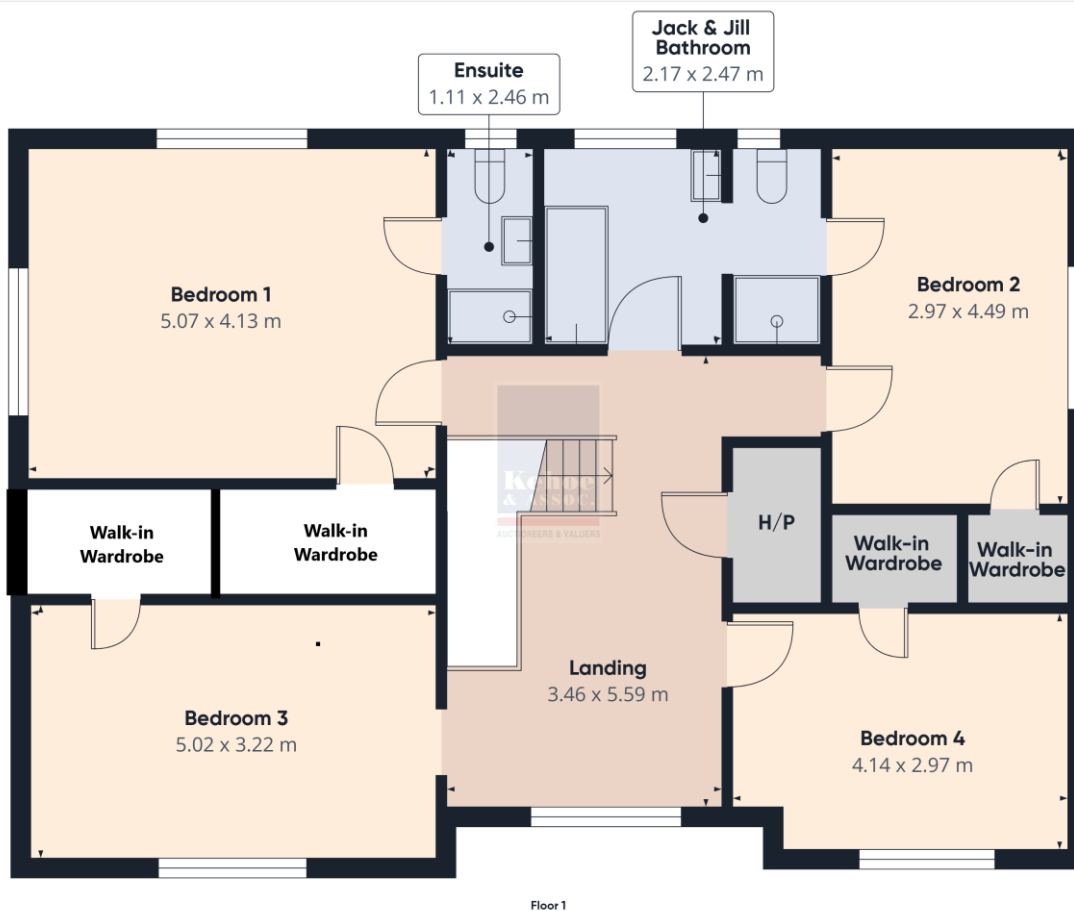
Reduced headroom
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
95.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Building Energy Rating (BER): C1 BER No. 115496861

Energy Performance Indicator: 172.53 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

