

# FOR SALE

AMV: €399,000

File No.E386. BK



## Curraghmore Upper, Saltmills, Co. Wexford

- Impressive detached dormer residence extending to c. 264 sq. m. / 2,842 sq. ft. together with an integral garage of and additional c. 30 sq. m. / 322 sq. ft., occupying an expansive c. 0.42 hectares / 1.03 acres site.
- Constructed to a very high specification, incorporating excellent insulation standards, triple glazed windows and mechanical ventilation heat recovery designed to achieve an anticipated A2 BER rating.
- Offered for sale in near completion condition, presenting purchasers with the rare opportunity to complete a substantial family home to their own taste without the time and risk associated with commencing a new build.
- Generous and well-balanced accommodation including four bedrooms, multiple ensuite bathrooms, a study and spacious open plan living areas designed for modern family living.
- Located in the heart of south County Wexford, within easy reach of Wellingtonbridge, Ramsgrange, the Hook Peninsula coastline and numerous beaches including Duncannon, while remaining convenient to both Wexford Town and Waterford City.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



## Location

Saltmills is situated in the heart of south County Wexford, an area widely regarded for its natural beauty, rich heritage and relaxed coastal lifestyle. Just a short distance away lies the magnificent Tintern Abbey, one of Ireland's most atmospheric historical landmarks. Founded in the 13th century, the Abbey is surrounded by beautifully maintained woodland trails and riverside walks, offering a truly tranquil setting for outdoor recreation. The nearby villages of Wellingtonbridge and Ramsgrange provide a wide range of everyday amenities including shops, cafés, pubs, primary and secondary schools, sporting facilities and community services.

The surrounding coastline of the Hook Peninsula is renowned for its unspoilt beaches and spectacular scenery. The beautiful sandy strands at Baginbun Bay and Carnivan Beach are within easy reach, offering quiet coastal escapes and stunning sea views. The area is also home to the famous Hook Lighthouse, one of the oldest operational lighthouses in the world, while the scenic coastal walk from the lighthouse to Slade Castle provides breathtaking views of the Atlantic coastline. The charming seaside village of Duncannon lies less than ten minutes away and is particularly vibrant during the summer months with its sandy beach, harbour, restaurants and welcoming coastal atmosphere.

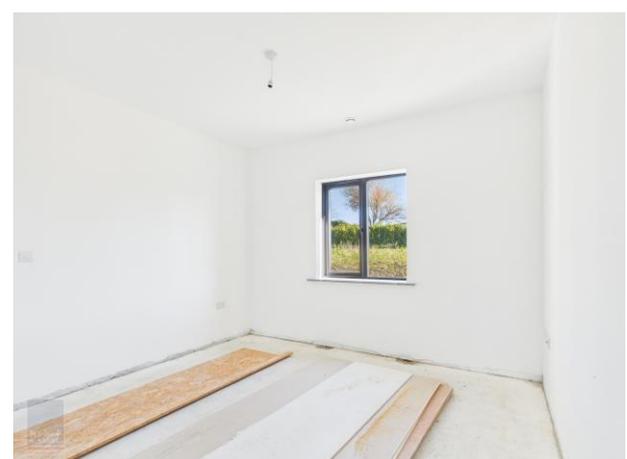
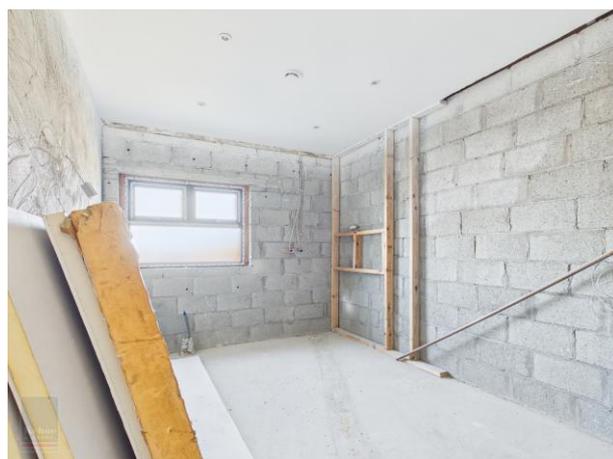
The property is conveniently located just a 30-minute drive from Wexford Town with Waterford City also easily accessible via the Passage East Car Ferry offering extensive retail, commercial and educational amenities together with strong transport links.

## **Curraghmore Upper, Saltmills, Co. Wexford**

Curraghmore Upper represents an exceptional opportunity to acquire a substantial detached residence constructed to a high standard and now awaiting completion by its new owners. The property was originally built by the current owners with the intention of occupying it as their own family home. However, following their relocation to Australia, the opportunity now arises for a purchaser to complete and personalise this impressive property to their own specification. The property has been built with excellent attention to insulation and energy efficiency. The structure comprises solid block construction with a 100mm pumped insulated cavity together with 100mm Kingspan floor insulation and insulated plasterboard lining to the external walls. The roof has been fully spray insulated while triple glazed windows supplied by Munster Joinery have been installed with airtight taped frames. A mechanical ventilation heat recovery system has also been installed and commissioned to ensure a constant supply of fresh air throughout the house without the need to open windows.

Internally, the property extends to approximately 264 sq. m. / 2,842 sq. ft., together with an integral garage of an additional c. 30 sq. m. / 322 sq. ft. and offers bright, spacious accommodation designed with modern family living in mind. The ground floor is centred around a large open plan kitchen, dining and living space which flows seamlessly into a sunroom area featuring vaulted ceilings, skylights and a large picture window overlooking the surrounding countryside. A separate living room provides an additional reception area and features an impressive stone fireplace finished in blue sandstone and granite. The entrance hallway incorporates a striking timber staircase with glass panelling which adds a contemporary architectural feature to the interior. The ground floor also provides two bedrooms, including a generous master bedroom with walk-in wardrobe and ensuite, together with a study, family bathroom, utility room and guest W.C. At first floor level the accommodation continues with two further spacious ensuite bedrooms and additional storage areas.

The house has been fully plastered internally and externally and painted throughout in white, presenting a clean blank canvas for the incoming purchaser. Granite window sills have been installed both externally and internally with polished granite finishes inside the property. The residence is set on a generous site extending to c. 0.42 hectares / 1.03 acres and is approached via an attractive entrance framed by stone boundary walls constructed from cream Leitrim sandstone which is also echoed in the stonework to the front elevation of the house. While the property has reached an advanced stage of construction, the remaining works required include the installation of the kitchen, flooring, bathrooms, second fix carpentry, heating system and landscaping works including lawns and driveway finish. The septic tank and percolation area have been installed, ESB supply is connected and a private well has been drilled. Once completed, this impressive property will provide a substantial and highly energy efficient family home in one of south Wexford's most attractive rural locations.

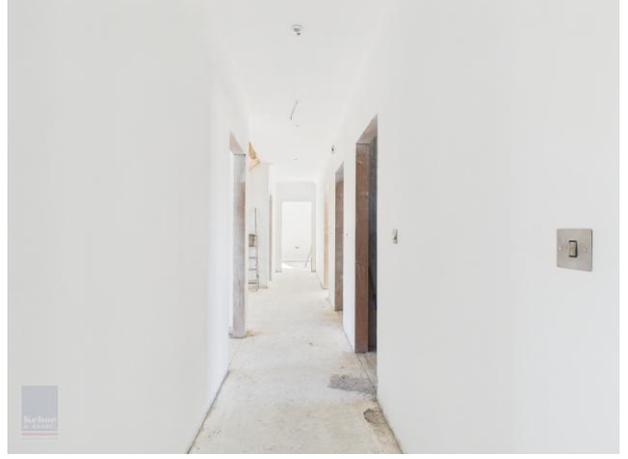




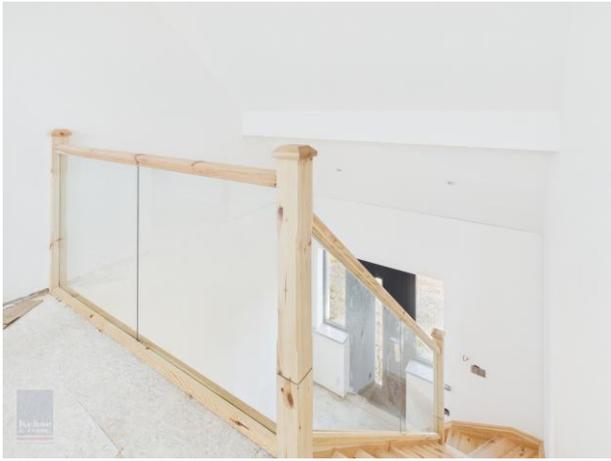
## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	4.60m x 2.87m	Staircase with glass panelling to first floor and recessed lighting.
	10.38m x 1.17m	With recessed lighting, chrome switches, chrome sockets and coving. Access to integral garage.
Plant Room		
Home Office	3.31m x 2.58m	With chrome switch, chrome sockets and granite windowsill.
Sitting Room	5.61m x 4.41m	With recessed lighting, ceiling coving, feature brick fireplace with granite hearth and granite mantle piece, chrome sockets and switches, granite windowsill and double doors into:
Kitchen / Dining Area	8.52m x 3.92m	With recessed lighting, ceiling coving, granite windowsills, chrome sockets and switches.
Sunroom	4.41m x 3.90m	With vaulted ceiling, recessed lighting, chrome sockets and light switches, triple aspect windows with granite windowsills and double doors to rear garden.
Utility Room	2.82m x 1.97m	With door to rear garden.
Family Bathroom	3.99m x 2.94m	With recessed lighting.
Bedroom 4	3.49m x 3.32m	With granite windowsill.
Master Bedroom	4.42m x 3.70m	With granite windowsill, walk-in wardrobe and ensuite.
Walk-in wardrobe	2.87mx 1.58m	
Ensuite	2.87m x 1.58m	







## **ACCOMMODATION**

### ***First Floor***

Landing	3.88m x 2.84m	With chrome sockets and light switch.
Bedroom 3	5.65m x 3.69m	With walk-in wardrobe and ensuite.
Ensuite	2.78m x 1.89m	
Walk-in Wardrobe	2.75m x 1.89m	
Bedroom 2	6.56m x 3.68m	With walk-in wardrobe and ensuite.
Ensuite	4.15m x 1.91m	
Walk-in Wardrobe	4.94m x 1.90m	
W.C.	2.10m x 1.11m	

**Total Floor Area: c. 264 sq. m. / 2,842 sq. ft. (Excluding Integral Garage)**

Integral Garage	8.13m x 4.91m (max)	With roller access door and door to rear garden.
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**Total Floor Area of Garage: c. 30 sq. m. / 322 sq. ft.**



## Features

- 4-bed / 4-bath family home
- Acc. extending to c. 264 sq. m. / 2,842 sq. ft.
- 3 ensuite bedrooms with walk-in wardrobes
- Near completion condition
- Solid block construction
- Excellent insulation specification
- Triple glazed windows
- Provisional A2 BER rating
- Granite window sills internally and externally
- Chrome light switches and sockets
- Recessed lighting throughout living areas
- Glass panel staircase
- Stone fireplace with granite detailing

## Services

- ESB connection
- Generator changeover switch installed
- Septic tank and percolation area installed
- Mechanical ventilation heat recovery system installed and commissioned
- Plumbed for heating system
- Fibre broadband available

## Outside

- c. 0.42 hectares / 1.03 acres site
- Roadside hedging
- Stone entrance pillars and boundary walls
- Cream Leitrim sandstone stonework
- Large garden areas
- Integral garage with roller door access
- Garage extending to c. 30 sq. m. / 322 sq. ft.

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

**DIRECTIONS:** From the N25 at the Duncannon Road Roundabout, on the outskirts of Wexford Town, take the R733 towards Wellingtonbridge. Continue straight for 19km until you reach Wellingtonbridge Village. Continue straight through Wellingtonbridge Village heading towards Ramsgrange / Arthurstown, passing Wallaces Homevalue Hardware & Garden Centre on your left. Continue for approximately 6km then turn right onto the L4042. In 1km the property for sale is located on the left-hand side ('For Sale' board). **Eircode: Y34 KC79**



Floor 0



Floor 1



## Provisional Building Energy Rating (BER): A2

### VIEWING:

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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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

