



Annecy Lodge, Sheilbaggan, Co.Wexford. Y34 A500.

For Sale

€550,000

Bedrooms: 4
Reception Rooms: 3
Bathroom's / WC's 6
Size: c. 265 sqm. /c. 2,850 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Annecy Lodge is an impressive four bedroom Georgian style bungalow. Constructed in 2006 the property has been designed with the utmost care to capture as many Georgian features as possible, with some modern aspects including kitchen and bathrooms. The property is approached by a walled entrance with traditional iron electric gates and video intercom, leading on to a meandering driveway with gravel finish and flanked by metal estate railing on a site of c.2.3 acres. The entrance door has bespoke leaded fanlight and side panels. The side and rear of the property has been finished with an extensive area of flag stone paving, with detached garage and cobblelock surfaces to rear. The property has many features including granite window cills, sash windows, 10ft internal ceiling height, detailed cornicing throughout, solid mahogany internal doors with detailed joinery and high level skirtings, Scavolini Italian walnut and matt kitchen, and marble flooring throughout the hallways. The property is beautifully decorated internally, traditional marble fireplaces, and excellent quality carpets, flooring and tiling throughout. The property also has thermostatically controlled underfloor heating with an oil fired heating system, and is fully alarmed throughout.

LOCATION

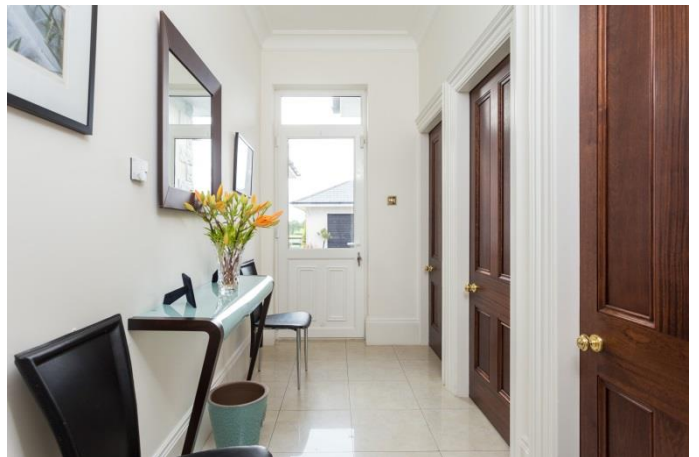
Annecy Lodge is located just outside the village of Ramsgrange in Co.Wexford, a short distance to the Hook Peninsula and Tintern Abbey and just c.4km from the seaside town of Duncannon. C.5km from Ballyhack and Passage East Car Ferry, (Waterford c.17km Via Ferry) and c.21km from New Ross.

€550,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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ACCOMMODATION

Entrance Hall **2.93m x 8.37m**

Marble flooring. Detailed coving to ceiling

Drawing Room **5.37m x 4.85m**

Carpet flooring. Georgian style white Italian marble fireplace with Sienna marble insets. Detailed coving to ceiling and centre piece.

Dining Room **5.19m x 4.20m**

Carpet flooring. Bespoke Georgian style white Italian marble fireplace. Detailed coving to ceiling and centre piece.

Living Room **4.19m x 3.56m**

Honed marble flooring. Stone fireplace. Coving to ceiling. Curtains to windows.

Sun Room **4.39m x 3.55m**

Honed marble flooring. Patio doors to rear garden. Blinds to windows.

Kitchen **5.17m x 3.32m**

Polished porcelain tiled flooring. Walnut/Cream Scavolini fitted kitchen with Integrated Neff appliances and quartz work surfaces. Blinds to windows.

Utility Room

Polished porcelain tiled flooring. Fitted Units.

Cloakroom

Marble tiled flooring. WC. Whb.

WC

Polished porcelain tiled floor. WC. Whb.

Study

Polished porcelain tiled floor. Fitted desk and units. Blinds to windows,

Master Bedroom **6.17m x 3.63m**

Carpet flooring. Walk in wardrobe. Coving to ceiling. Blind on large window.

En Suite

Tiled flooring. WC. Whb. Shower. Heated towel rail. Tiled floor and walls to ceiling.



ACCOMMODATION

Main Bathroom 2.41m x 3.51m

Polished porcelain tiled flooring. WC. Whb. Free standing Bateau bath. Heated towel rail. Tiled walls to ceiling. Blinds to windows.

Bedroom 1 3.32m x 3.52m

Carpet Flooring. Coving to ceiling. Walk in wardrobe.

En Suite

Polished porcelain tiled flooring. WC. Whb. Shower. Wall tiles from floor to ceiling.

Bedroom 2 3.57m x 3.47m

Carpet flooring. Coving to ceiling. Blinds to window.

En Suite

Polished porcelain tiled flooring and walls tiled to ceiling. WC. Whb. Shower. Heated towel rail

Bedroom 3 3.57m x 3.52m

Carpet flooring. Curtain and blinds to window.

GARDEN

Beautifully landscaped gardens surround the property

Electric gated entrance with Video Intercom

Metal estate railed driveway

Walled gardens with mature trees, hedging and shrubbery

Extensive Kilkenny limestone flag paved patio areas

Deck area

Timber post and rail surround the boundary of the property

FEATURES

10ft ceilings with detailed coving throughout

Detailed skirting boards and architraves

Solid mahogany internal doors

Marble bespoke fireplaces in each reception room

Scavolini Walnut fitted kitchen

Marble flooring and high specification throughout

10" skirting board throughout

Oil fired under floor heating

UPVC Sash windows

Granite steps at front door

Granite Quoins

Phonewatch Alarm System

BER

Rating: C2

BER No.: 108887399

EPI: 176.4 kWh/msq/yr



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