

FOR SALE

AMV: €675,000

File No. E182.CWM



“Aughwilliam House”, Ballyconnick, Cleariestown, Co. Wexford Y35 XW72

"Exquisite Georgian-Style Residence: An Expansive Family Retreat in Picturesque South Wexford with Saltee Island Views"

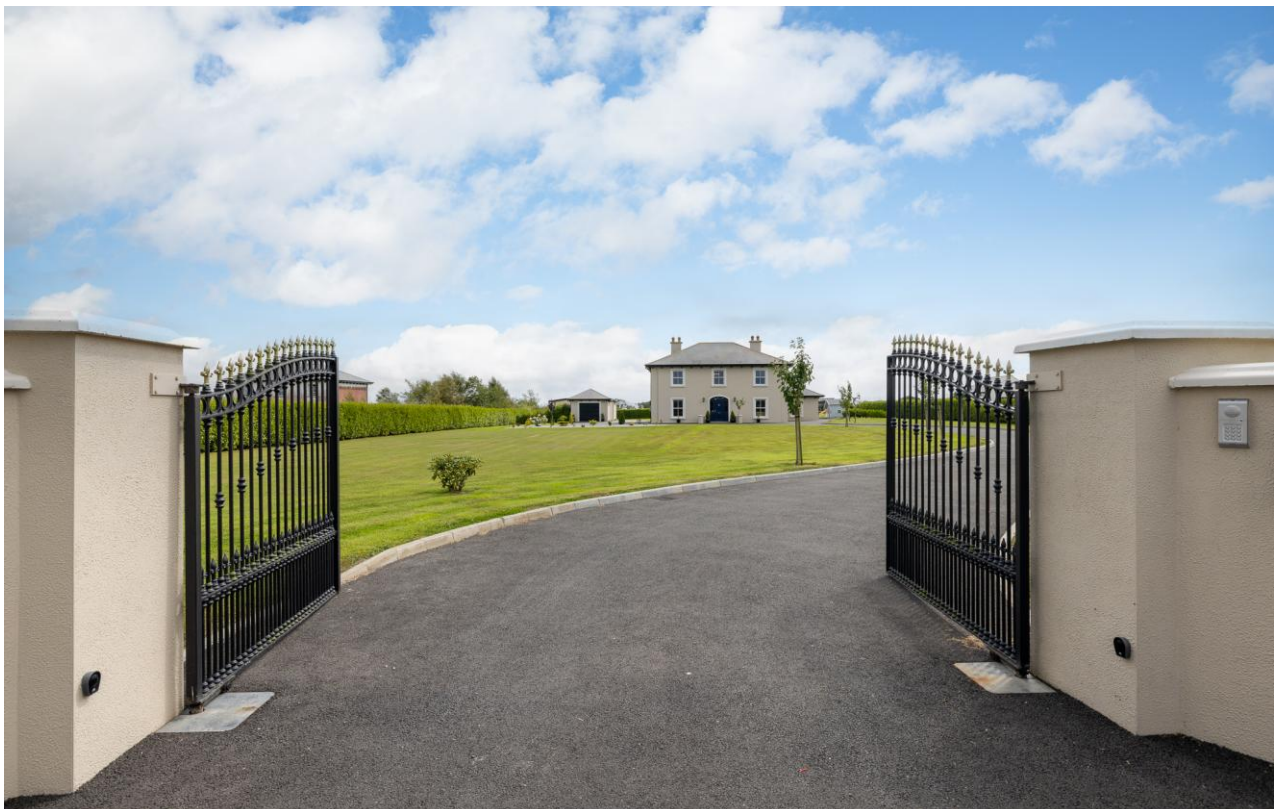
- Located within 15 minutes' drive of Wexford town where the N25 links to the M11 motorway to Dublin.
- Set on c. 1.6 acres of landscaped gardens, with electric gates and tarmac driveway.
- Built in 2013, in pristine condition with 4 bedrooms, 3 bathrooms, extending to c. 285 sq.m. / 3.067 sq.ft.
- The accommodation comprises entrance foyer, sitting room, ground floor bedroom (second sitting room / formal dining room), open plan living/kitchen/dining room, utility room, playroom (home office / 5th bedroom), shower room. Upstairs large luxurious landing area with reading book overlooking the landscaped gardens, master en-suite with walk-in-wardrobe and en-suite, two further
- bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

“Aughwilliam House”, Ballyconnick, Cleariestown, Co. Wexford Y35 XW72

Situated merely 15 minutes from Wexford town and providing convenient access to the N25 and N11/ M11, this remarkable Georgian-style residence in South County Wexford seamlessly combines classic elegance with contemporary comfort. Constructed in 2013, this expansive property extends to c. 285 square meters (3,067 square feet), offering a spacious sanctuary for family living. The gated, sweeping entrance and double-glazed sash windows contribute a refined touch of sophistication.

Upon entering the inviting foyer, one is immediately captivated by the enduring charm and meticulous attention to detail that characterise the home. The main floor features an array of living areas, including a luxurious sitting room adorned with dual-aspect windows and a substantial open fireplace. Additionally, a versatile ground-floor bedroom can serve as a second sitting room, and the expansive open-plan kitchen, dining, and living room flows through French doors to a beautifully situated patio, ideal for al fresco dining. Furthermore, there is a well-placed playroom that can be readily transformed into a fifth bedroom, accompanied by a conveniently located large shower room and a utility room equipped with ample family drop zone storage units.

For those working remotely or requiring additional space, a c. 88-square meter standalone garden cabin offers sufficient room for a yoga studio, gym, and home office.



The grandeur continues on the upper level, featuring a luxurious landing area with a central window perfect for enjoying a reading nook while overlooking the exquisitely landscaped gardens and the North Wexford Mountain range. This level houses three generously proportioned bedrooms; the lavish master bedroom includes a spacious walk-in wardrobe and an ensuite bathroom, while the second bedroom also boasts a large walk-in wardrobe. The third bedroom is complemented by a triple-bay built-in wardrobe and double sash windows offering views extending to the Saltee Islands, alongside a well-appointed family bathroom.

Set on approximately 1.6 acres, the property is enhanced by meticulously landscaped gardens and a tarmac driveway. Additionally, a garage further augments this stunning residence, providing ample storage and functionality.

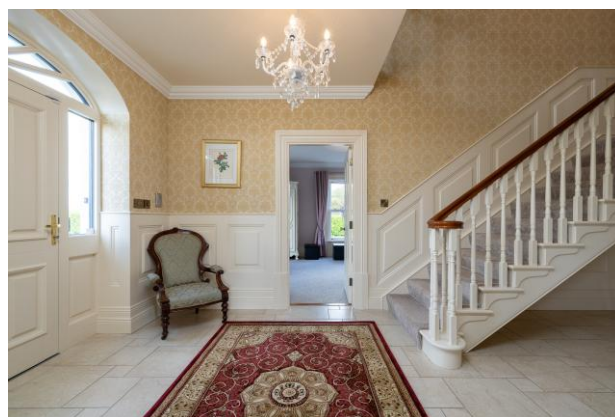
This property promises not merely a residence, but a lifestyle marked by elegance, comfort, and convenience.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	7.62m x 3.13m	Tiled flooring throughout, coving, ceiling rose, wall panelling.
Door leading through to: Sitting Room	5.49m x 4.34m	Carpets flooring throughout, dual aspect with large splayed sash window overlooking front gardens and second sash window overlooking side gardens, feature open fireplace with marble surround, coving and ceiling rose.
Ground Floor Bedrooms (Second Sitting Room)	5.49m x 4.37m	Carpets flooring, dual aspect with large splayed sash window overlooking front gardens and second window overlooking side driveway and garage, coving and ceiling rose.
Central Corridor	3.15m x 1.21m	Tiled flooring, wall panelling, coving and ceiling rose, boot room and close space leading to.
Playroom (5 th Bedroom)	4.36m x 3.14m	Carpets flooring, large sash window overlooking rear garden and rolling countryside views.
Shower Room	3.12m (max) x 2.24m	Tiled flooring, half wall tiled surround, enclosed shower with Triton T90z, built in storage cabinetry, w.h.b and w.c, sash privacy window overlooking rear garden.





ACCOMMODATION

Open Plan 8.85m (max) x
Kitchen/Dining 6.71m (max)
Room/Living Room

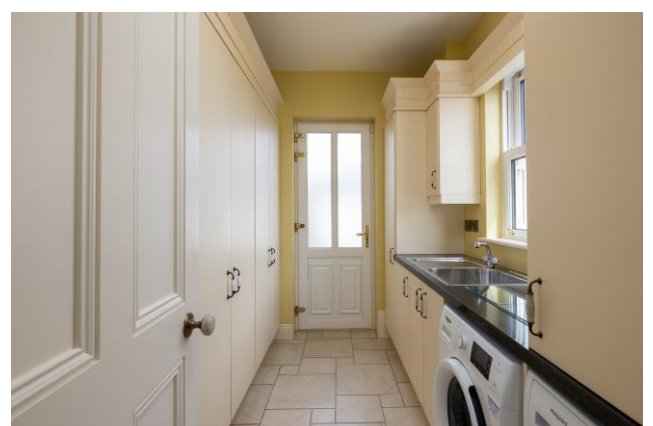
L-shaped kitchen with tiled flooring throughout, the living area features a Henley stove with granite mantel surround and sash window overlooking side garden, the dining area features French doors leading out directly on to south facing patio. Fully fitted Bespoke kitchen made by Noel Peare Kitchen Design, featuring floor and eye level cabinetry, granite worktops throughout, display cabinetry area with built in lighting, window seat under large sash window overlooking front driveway and front gardens, feature Rangemaster stove with dual fuel electric oven, five ring gas burner under extractor fan, Whirlpool fridge freezer & Siemens dishwasher, stainless steel sink with double drainer with granite cut draining under large window overlooking rear garden with ceiling rose.

Utility Room 3.12m x 2.15m

Tiled flooring, door leading to rear garden, full wall built in cabinetry ideal for storage space and family school bag and sports collection, stainless steel sink and drainer, Whirlpool washing machine and Hotpoint dryer, sash window overlooking rear garden.

Carpeted timber staircase with mahogany monkey tail handrail rising to:





ACCOMMODATION

First Floor

Landing Area	8.75m x 3.13m	Carpeted flooring throughout, splayed sash window overlooking front gardens and mountainous range, timber panelling throughout, coving and ceiling rose.
Hot-press	2.21m x 1.83m	Carpeted flooring, open shelves and rails, Stira access to attic.
Master Bedroom	4.90m x 4.36m	Carpeted flooring, dual aspect with splayed sash window overlooking front driveway and mountainous range, large sash window overlooking side gardens, coving and ceiling rose.
<i>Door leading through to:</i>		
Built in wardrobe	4.35m x 1.80m	Carpeted flooring, built in cabinetry with hanging rails and shelves and drawers, sash window overlooking side garden.
<i>Door leading through to:</i>		
En suite	4.36m x 1.77m	Tiled flooring, half wall tiled surround, sash window overlooking rear gardens, enclosed shower with Triton Noval sr, w.h.b with lighting and mirror overhead, w.c.
Bedroom 2	4.92m x 4.35m	Carpeted flooring, dual aspect windows, large sash splayed window overlooking front gardens and second sash window overlooking side garden with water views extending to the Saltee Islands, coving and ceiling rose.
Walk in wardrobe	2.35m x 2.20m	Carpeted flooring, open shelves and rails with drawers built-in.
Bedroom 3	4.94m x 4.33m	Carpeted flooring, built-in treble bay of wardrobes, double sash window side by side overlooking rear garden with water views extending to the Saltee Islands, coving and ceiling rose.
Family Bathroom	3.41m x 3.11m	Tiled flooring, half wall tiled surround, free standing bath with chrome faucet, large enclosed shower with Triton T90 AS2000xt, w.h.b with mirror and lighting overhead, w.c., sash window overlooking rear gardens with views to Kilmore and the Saltees Islands.

Total Floor Area: c. 285 sq.m / 3,067 sq.ft





Features

- Classic Georgian style
- Built in 2013
- 4 / 5 Bedrooms, 3 Bathrooms
- Extending to c. 285 sq.m / 3,067 sq. ft
- Ideally located just 15 minutes outside Wexford town

Outside

- Gated entrance with electric gates
- Tarmac driveway
- Landscaped gardens
- Separate Garage with roller (5.6mtrs x 3.6mtrs)
- Cabin extending to c. 88 sq.m. Ample space for yoga studio and home office.
- Site extends to c. 1.6 acres

Services

- Mains water
- Treatment Plant
- OFCH
- Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

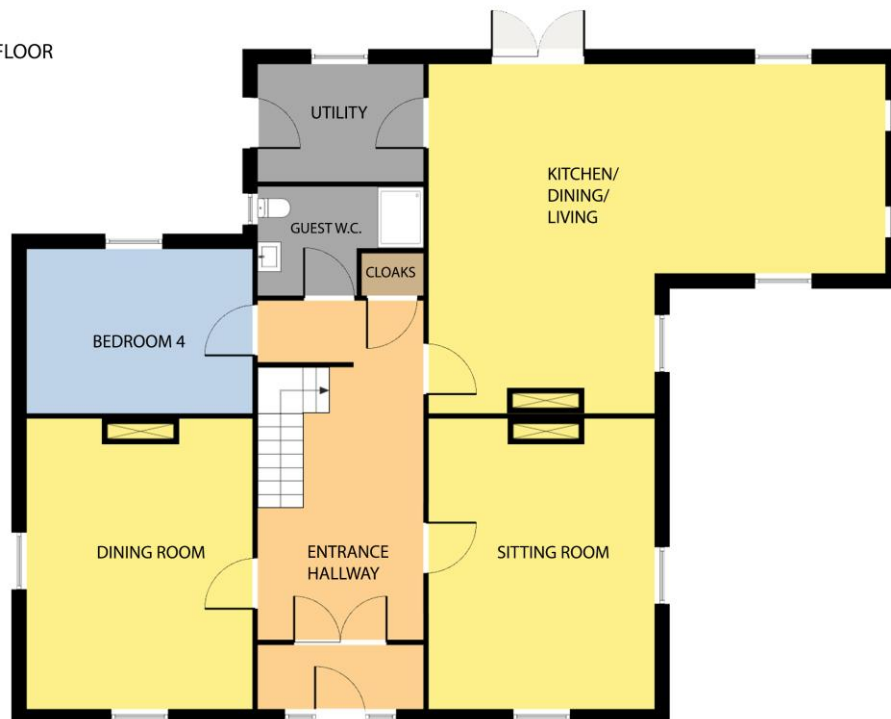
Directions: Eircode: Y35 XW72







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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FIRST FLOOR



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Building Energy Rating (BER): B1 BER No. 118675305

Energy Performance Indicator: 99.63 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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