

FOR SALE

AMV: €420,000

File No.E608. KD



Clarin House, Newfort, Screen, Co. Wexford

A Wonderful Family Home in a Peaceful Rural Setting

- Impressive four-bedroom, three-bathroom dormer bungalow, offering beautifully proportioned accommodation for modern family living.
- Generous half-acre site, providing an exceptional sense of space and privacy.
- Idyllic rural setting, surrounded by the character and tranquillity of the Wexford countryside.
- Large rear garden, offering wonderful potential for family enjoyment, outdoor entertaining, gardening and relaxation.
- Beautiful front garden and attractive approach, creating an inviting first impression and enhancing the overall setting of the property.
- Excellent lifestyle location, with easy access to the countryside, beautiful Wexford beaches and the amenities of Screen, Wexford town and Gorey.
- To arrange a viewing appointment contact Kehoe & Associates on 053-9144393

Location

Clarín House enjoys a particularly attractive position at Newfort, Screen, Co. Wexford, surrounded by the rolling countryside for which this part of County Wexford is renowned. For those seeking a home away from the pace and congestion of urban life, this is a location that offers genuine tranquillity. The generous half-acre grounds provide a wonderful feeling of openness, while the surrounding rural landscape creates an appealing backdrop throughout the seasons.

One of the great attractions of this location is the easy access to some of County Wexford's beautiful sandy beaches. Curracloe Beach is one of the county's best-known beaches, renowned for its expansive golden sands and beautiful dune landscape. The beach stretches along the coast towards Ballyconnigar and forms part of a particularly scenic section of the Wexford coastline. Nearby Ballinesker Beach offers another beautiful coastal destination. Adjoining Curracloe Beach and the Raven area, Ballinesker is a wide sandy beach with excellent opportunities for walks, birdwatching and enjoying the coastline. It also holds Blue Flag status.

The adjoining The Raven Nature Reserve provides an additional dimension to the coastal setting, with woodland, sand dunes and walking trails. The Raven Point trail is suitable for family walks and offers opportunities to enjoy the area's distinctive flora and wildlife. The wider Wexford coastline offers an impressive choice of beaches, from the renowned sands of Curracloe and Ballinesker to Rosslare Strand, Ballymoney, Carne and the beaches of the Hook Peninsula. County Wexford has more than 250 km of coastline, giving residents an exceptional range of coastal destinations to explore.

The nearby village of Screen provides local amenities and a strong sense of community, while Wexford town offers an extensive range of shopping, cafés, restaurants, schools, sporting facilities and professional services. Gorey is also readily accessible, providing a wide range of shopping, leisure and everyday amenities, together with excellent connections to the wider South-East and Dublin. The location therefore offers an attractive balance: the peace and privacy of country living, combined with convenient access to beaches, countryside and the amenities of the wider Wexford area.



Clarín House

Clarín House is an attractive modern dormer bungalow, built circa 2000, occupying a generous site of approximately half an acre in the peaceful rural setting of Newfort, Screen, Co. Wexford. Extending to spacious and versatile accommodation, this well-proportioned family home offers four bedrooms, three bathrooms and a dedicated utility room, making it ideally suited to modern family living.

A particular feature of the property is the impressive open-plan kitchen and dining room, providing a bright and sociable heart to the home. Generously proportioned, this space is ideal for both everyday family life and entertaining, with ample room for dining and relaxing. A separate sitting room provides a comfortable additional reception area, offering a quieter space away from the main living and dining accommodation. The four bedrooms offer excellent flexibility, with the dormer layout providing a practical separation between living and sleeping accommodation. With three bathrooms, the property is particularly well suited to family life and accommodating guests.

The property also benefits from a B3 BER rating, reflecting its good energy efficiency and making it an attractive proposition for those seeking a comfortable and relatively energy-efficient modern home. The original windows have recently been replaced by triple glazed windows, a new composite front door and back door fitted, the walls and roof have been insulated and a new oil boiler has been fitted along with new radiators.

The combination of a substantial site, established gardens and surrounding countryside gives Clarín House a wonderful sense of privacy and space. One of the property's standout features is undoubtedly its generous garden space. The large rear garden offers an excellent private outdoor environment and could readily accommodate a variety of uses — from children's play areas and outdoor entertaining to gardening, relaxation and enjoying the peaceful surroundings. The front garden provides an attractive approach to the house and further complements the generous grounds.

Clarín House offers the opportunity to embrace a quieter pace of life in an attractive rural setting. It is a home where country living can be enjoyed alongside easy access to the coast. Whether it is a morning walk along the sands at Curracloe, an afternoon exploring the Raven, a family day at the beach or simply enjoying the privacy of the property's own gardens, the location lends itself to an outdoor lifestyle.

The combination of countryside, generous gardens and proximity to the Wexford coastline gives Clarín House a particularly appealing lifestyle proposition. Whether seeking a permanent family residence, a spacious country retreat or a home offering room to grow, Clarín House presents an exciting opportunity to acquire a substantial property on a generous site in an attractive rural location in County Wexford.





ACCOMMODATION

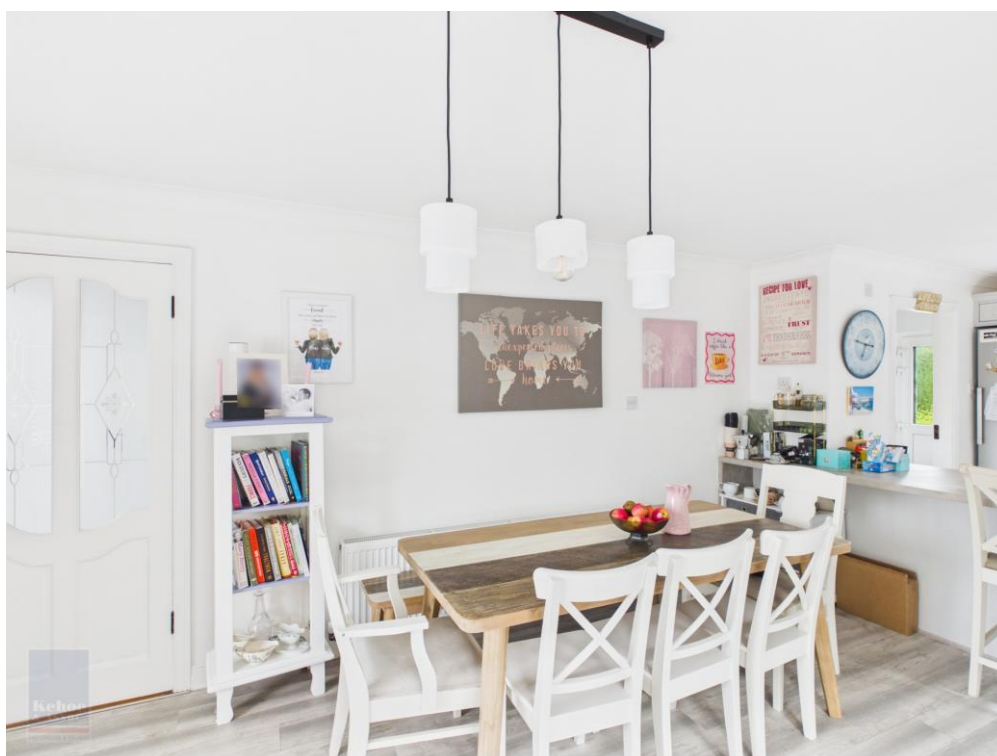
Ground Floor

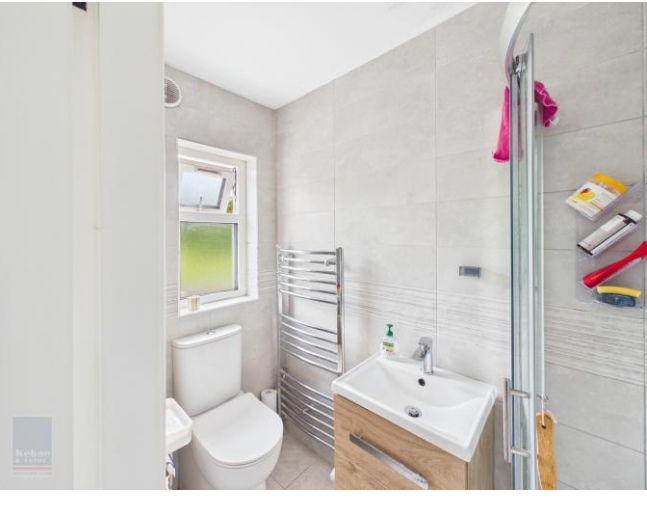
Entrance Hallway	2.10m x 5.86m	With timber laminate flooring and staircase to first floor.
Sitting Room	3.10m x 3.70m	Fireplace with inset stove, timber laminate floor and bay window.
Kitchen/Dining	7.80m x 3.60m	With timber laminate flooring, bay window, extensive fitted kitchen with floor and eye level units, stainless steel sink, Countertop with tiled splashback, electric oven, gas hob and overhead extractor.
Utility Room	1.75m x 1.80m	Countertop space with built-in storage, plumbed for washing machine and dryer. Door to rear garden.
Bedroom 4	3.45m x 3.57m	With laminate floor and built-in wardrobes.
Ensuite	1.00m x 2.35m	Tiled floor to ceiling, shower stall, heated towel rail, w.c. and w.h.b.

First Floor

Landing	4.52m x 2.73m (max)	With timber laminate flooring.
Master Bedroom	5.50m x 3.07m	With timber laminate flooring, built-in wardrobes and shower room ensuite.
Ensuite	0.95m x 2.28m	Tiled floor to ceiling, shower stall, w.c. and w.h.b.
Bedroom 2	2.56m x 3.16m	With Velux window and timber laminate flooring.
Bedroom 3	3.41m x 2.44m	With Velux window and timber laminate flooring.
Bathroom	2.78m x 1.82m	Bath with shower over, w.c., heated towel rail and vanity w.h.b.

Total Floor Area: c. 128 sq. m. (c. 1,377 sq. ft.)









Features

- 4 Bed, 3 Bath extending to c. 228 sq. m.
- BER B Rating
- New wood burning stove in sitting room
- Recently insulated roof and walls
- New triple glazed windows
- New oil burner
- New Composite Front and back door
- New Radiators
- Less than 5 minutes drive from Curracloe beach

Outside

- Large rear garden
- Front garden
- Patio area
- Garden shed

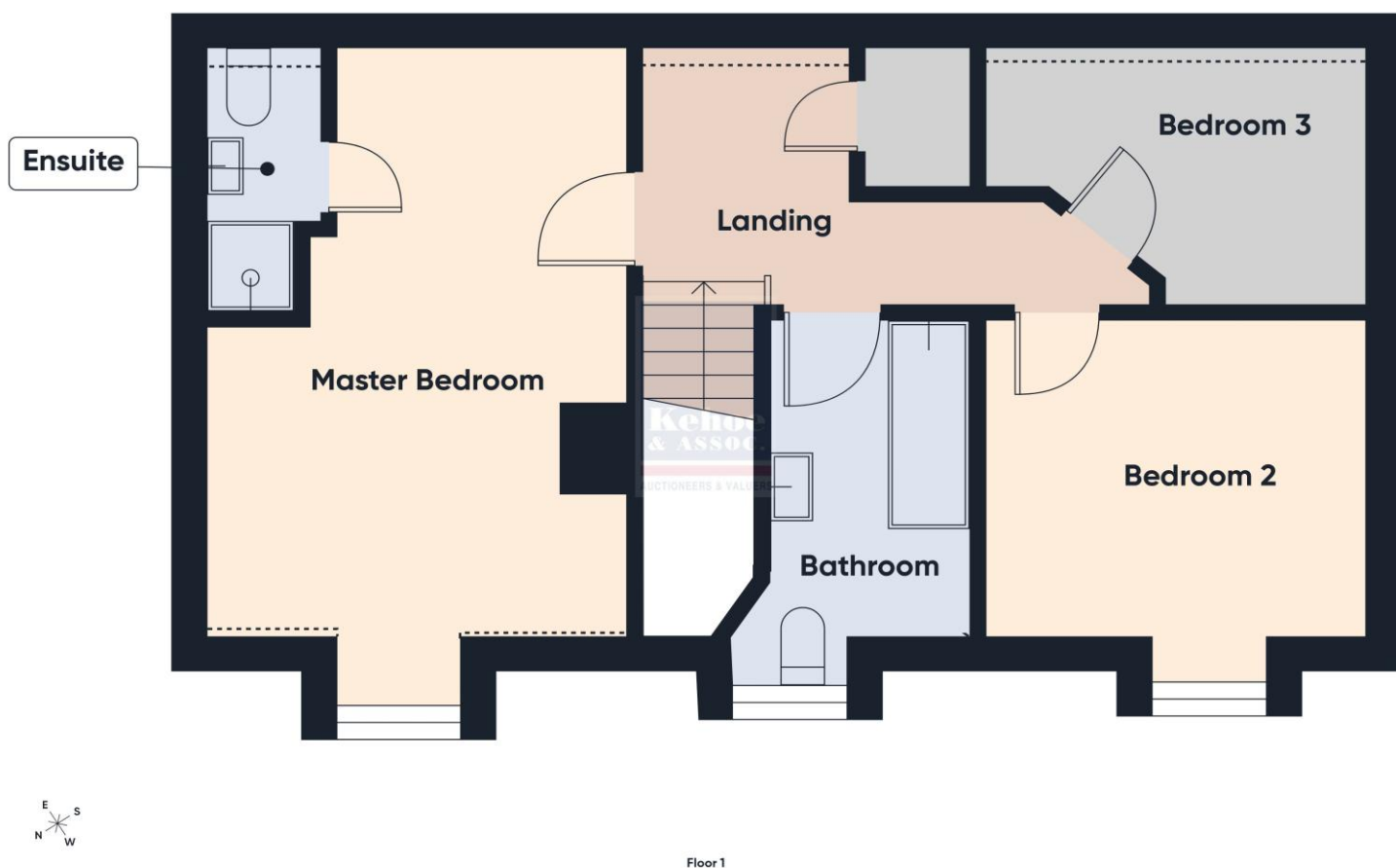
Services

- OFCH
- ESB
- Electric immersion
- Mains water
- Septic tank

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

DIRECTIONS: Eircode Y21 NP59.





Building Energy Rating (BER): B3 BER No. 106196215
Energy Performance Indicator: 137.76 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle
Contact No: 087 4867175
Email: kate@kehoeproperty.com

Kehoe & Assoc.,

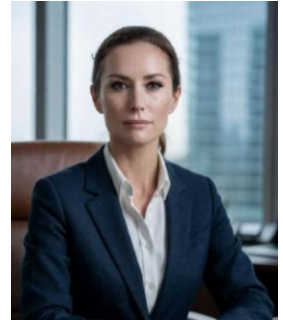
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

