

# FOR SALE

AMV: €799,000

File No. E111.CWM



## **“The Laurels”, Screen, Co. Wexford Y21 V9W0**

- Wonderful panoramic countryside views await at this exceptionally well-presented property.
- Located within a 2 minutes' drive of Screen National School, 10 minutes' drive of Curracloe Beach or Raven Wood Nature Reserve, and 10 minutes' drive from Wexford Town.
- Set on c. 1.14 acres of manicured gardens, gated with a stone driveway, car port and garage.
- Built in 2020, in pristine condition with 4 bedrooms, 2 bathrooms, extending to c. 306 sq.m. including integral garage.
- Accommodation in brief comprises of an impressive light filled entrance hallway, central sitting room, large kitchen/dining / living room, steps down to living/sunroom. From the central hallway the large utility room, family bathroom, home office, and four bedrooms (master en-suite). From the car port is a large garage suitable for a gym or indeed home working practices with expansive storage space.
- To arrange a suitable viewing time, contact the sole selling only, Kehoe & Assoc. at 053 9144393





## **“The Laurels”, Screen, Co. Wexford Y21 V9W0**

**Walking distance to local primary school and pub, short drive to Curracloe Beach & Raven Forest.**

Kehoe & Assoc is proud to bring this superb newly built property to market, situated approximately 2 minutes' drive from the village of Screen and less than 5km from Curracloe a sought-after location with endless sandy coastal beaches – made famous by Hollywood block buster's Saving Private Ryan and Brooklyn. This is a fun and lively area where all amenities are close to hand including the new Ravenport Resort and Hotel Curracloe.

A choice of primary schools with nearby Screen or Curracloe primary school the closest options. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and IT Carlow Wexford Campus.

Today's tight planning conditions in this locality make it unlikely for many to acquire such a prestigious house and this property present an opportunity to live an enviable lifestyle in this popular location. A must view for fans of the outdoors who want ease of access to hiking and walking trails, surfing, sea swimming, beach horse riding and many other activities.

On arrival through the gates and stone driveway the sense of decadence is alive. The property offers space with large gardens on the circa 1.14 acres, a car port, large garage suitable for vintage cars or workshop. A pedestrian door from the car port leading through to the garage with roller door.

The expansive grounds surrounding the property provides the ideal place where you could try growing your own fruit and vegetables.

Built in 2020 with a building energy rating of B2, this high-quality home offers four bedrooms and two bathrooms extending to c. 306 sq. m / 3,294 sq. ft. Inside the residence is free-flowing and accommodation is well appointed with rooms to adapt to your needs

The heart of this home is the expansive kitchen / dining room and steps down to the conversational living sunroom room.

From the impressive central hallway is the bedroom accommodation wing. Privately tucked away is the large master bedroom suite overlooking the neighbouring forestry and countryside hills, with a walk-in wardrobe and large ensuite bathroom.

A superb home with so much to offer in a sought-after location.

To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email to [info@kehoeproperty.com](mailto:info@kehoeproperty.com)





## **ACCOMMODATION**

Storm Porch	2.76m x 2.27m	
Entrance Hall	12.68m x 2.46m	Tiled flooring throughout. Ceiling height 4m with clerestory windows with dual aspect windows offering ample light into this impressive hallway.
Living Quarters	5.79m x 1.15m	6 steps down to. Tiled flooring throughout.
Hallway		
<i>Door leading to:</i>		
Family Sitting Room	5.57m x 5.33m	Tiled flooring throughout, feature timber mantelpiece with electric stove, tv points and electric points. Floor to ceiling glazing with 2.6m wide gliding glass door leading out to elevated south westerly facing patio area.
Kitchen/Dining/Living Area	8.94m x 5.92m (max)	Dual aspect windows overlooking front driveway/front gardens, central raised patio area and door leading to south westerly facing patio. Tiled flooring throughout, fully fitted kitchen with double door pantry cabinet, Nordmende fridge freezer, Whirlpool double oven, ample storage presses and drawers, Whirlpool four ring induction hob under a Caple extractor fan, expansive quartz counter tops and quartz 100ml upright, large island with stainless steel sink and quartz cut drainer, induction Whirlpool dishwasher, pull drawer bins, breakfast counter area with further storage underneath.
<i>From the Dining Area, 4 steps down to:</i>		
Living/Sunroom		Timber laminate flooring with recessed solid fuel fireplace, tv points, electric point and expansive glazing surround overlooking rear garden and forestry treetops.
<i>Front entrance hallway to open alcove leading to:</i>		





## **ACCOMMODATION**

Utility Room	5.03m x 3.79m	Tiled flooring throughout, fully fitted floor and eye level cabinets, space for washing machine and space dryer, ample worktop space, second integrated fridge freezer and Bio Crete pump control unit, alarm unit and heating control panel. Door leading to outside.
Hot-press	2.46m x 1.91m	Timber laminate flooring, open shelves and hanging rails.

*From utility room, pedestrian door leading to:*

Carport	5.67m x 5.45m	Concrete painted floors, sensor lights overhead and carport opening measuring 4.68m wide. Pedestrian door leading to:
Garage	6.21m x 4.51m	Concrete floors throughout, roller door access, two windows overlooking front gardens, internal boiler and pressure pump water system.

*From the impressive central hallway, door leading to:*

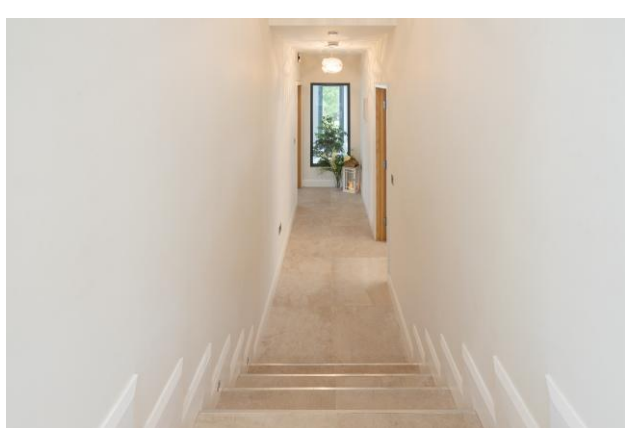
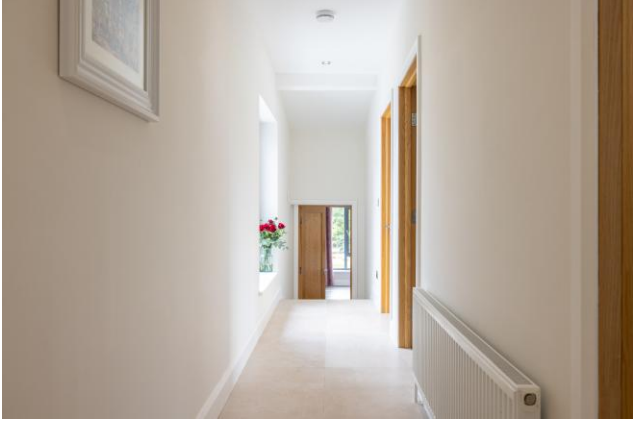
Family Bathroom	4.70m x 2.94m	Tiled flooring throughout, step up to feature free standing bath, dual aspect with windows overlooking side gardens, fully fitted vanity unit with ample drawer space with double sink basins, tiled splashback, two mirrors and lighting overhead. Separate enclosed shower with rainwater shower head and tiled surround, chrome towel rail and w.c.
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*From central hallway:*

Bedroom 2	3.66m x 3.64m	Timber laminate flooring throughout, fitted slide robes with dressing table space, dual aspect with large window overlooking rear garden and high line windows above.
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*Bedroom quarters, steps down to:*









## **ACCOMMODATION**

Hallway	10.23m x 1.14m	Leading to further bedroom accommodation. Tiled flooring throughout with 6 steps down to.
Bedroom 3	3.80m x 3.57m	Timber laminate flooring, large window overlooking rear garden.
Home Office	3.80m x 2.66m	Timber laminate flooring, hatch to attic space, large window overlooking rear gardens.
Bedroom 4	3.80m x 3.36m	Timber laminate flooring throughout, large window overlooking rear gardens.
<i>From central hallway, 5 steps down to:</i>		
Master Bedroom Suite	4.73m x 3.52m	Timber laminate flooring throughout, large window overlooking rear gardens, electric points and tv point. Door leading to
En suite	2.44m x 2.23m	Tiled flooring, large-enclosed shower with tile surround, rainwater shower head, large vanity station, vanity unit, sink with ample storage space below and wall mounted mirror with further storage and lighting, and open shelves, chrome towel rail and w.c.
<i>Second door leading to:</i>		
Walk in wardrobe	2.39m x 2.38m	Timber laminate flooring throughout, window overlooking rear garden, open shelves and rails, space for dressing table.

**Total Floor Area: c. 306 sq.m. (c. 3,294 sq.ft.)**





## Features

- Detached residence
- Built 2020
- 4-bedrooms, 2 bathrooms
- Extending to c. 306 sq.m / c. 3,294 sq.ft.
- Walking distance to local school and public house

## Outside

- Site extends to c. 1.14 Acres
- Elevated patio areas flowing from living quarters
- Large Carport
- Gym / Storage Room/garage

## Services

- Mains water
- Bio Crete Treatment Plant
- OFCH
- Fibre Broadband available

**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: Y21 V9W0









# 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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**Building Energy Rating (BER): B2 BER No. 118491216**

**Energy Performance Indicator: 119.15 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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