

FOR SALE

AMV: €525,000

File No.d800. BK



‘Coolnagee’, Forth Mountain, Co.Wexford

- ‘Coolnagee’ is a property of distinction, situated on Forth Mountain just 4km from Murrintown Village and 8km from Wexford Town offering the perfect blend of countryside tranquillity with easy access to schools and amenities.
- The serene, meticulously handcrafted garden set on c. 0.43 hectares / 1.06 acres features a walled vegetable plot, two glasshouses with water and electricity supply, a short woodland walk, a large workshop shed and various seating areas.
- Extending to c. 217 sq.m. / 2,336 sq.ft. offering 4 bedrooms (2 ensembles), a potential self-contained unit with a living area, bedroom and shower room, along with multiple other living spaces, this home provides versatile accommodation for a variety of needs.
- Enjoy unobstructed views of the south Wexford coastline stretching from Rosslare Harbour to the Saltee Islands, clearly visible from the kitchen, living room, sunroom and exterior decking.
- Accommodation comprises of: entrance hallway, living room, kitchen / dining area, sunroom, utility room, music / art room, master bedroom (ensuite), 3 further double bedrooms (1 ensuite), shower room and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe
& ASSOC.**



‘Coolnagee’, Forth Mountain, Co. Wexford

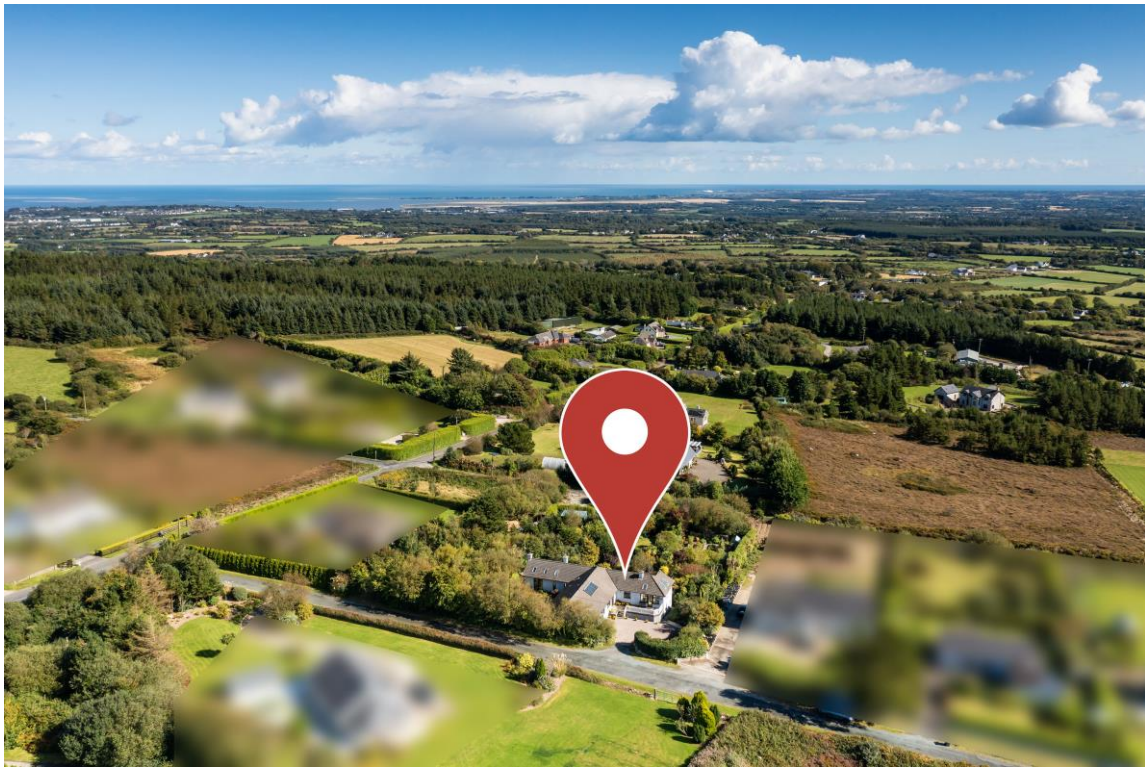
Kehoe & Assoc. are proud to present this splendid 4-bedroom family home to market. At the heart of this exceptional property is a garden that stands as a true masterpiece, meticulously handcrafted by the owners. Every element of the paving, stonework, and concrete has been carefully designed and molded, creating a serene outdoor haven. This remarkable garden is a testament to the owners' dedication and craftsmanship, featuring two glasshouses with electricity and water supply, a walled vegetable garden, small lawn areas, various seating, a spacious workshop shed and a woodland walk that would be the pride of any professional garden. The rainwater harvesting system, designed to water the vegetable garden and glasshouses, further demonstrates the attention to detail and sustainable practices that have gone into creating this enchanting space.

The property itself extends to c. 217 sq.m. / 2,336 sq.ft. offering flexible accommodation across two floors. The ground floor includes a spacious kitchen / diner, expansive living room, and a sunroom with a vaulted ceiling and floor-to-ceiling windows, all boasting stunning, unobstructed views stretching from Rosslare Harbour to the Saltee Islands. Double doors from the living room and a door from the kitchen / diner lead to a decking area, which steps down to the garden wonderland. The sunroom provides a tranquil retreat to relax and enjoy the beautiful coastline views.

The accommodation is thoughtfully designed to offer flexibility and functionality. The living area together with bedroom 3 and a shower room, could easily be utilized as a self-contained unit. In addition, the property features 4 bedrooms (2 ensuite), a home office, music / art room, and a large utility room that could also serve as a home gym or playroom. The utility room provides internal access to the garage, workshop, and a fuel store for coal and logs. Additional features include an oil-fired central heating system with a new condensing boiler fitted in 2021, an inactive wood pellet boiler, a newly fitted 'Tricel' septic tank, mains water supply, fibre broadband and solar thermal panels to supply hot water. The heating system is zoned, and a STIRA staircase provides access to a partially floored attic space for extra storage.

The master bedroom opens directly onto a small, secluded garden, sheltered by mature hedging, creating an idyllic retreat to enjoy a morning coffee or relax with a book in complete privacy. This beautifully designed area, with a handcrafted concrete water feature, meticulously laid paving, seating and thoughtfully arranged plantings, offers a peaceful outdoor escape. Bedroom 3 also opens out to this tranquil garden via double doors, providing easy access and making it a perfect space for quiet reflection and relaxation.

In summary, this property offers a unique blend of breathtaking views, versatile accommodation, and an exquisitely handcrafted garden that truly sets it apart. The dedication and artistry of the owners is evident in every detail, making this home a rare find and a remarkable opportunity for garden enthusiasts and those seeking a tranquil escape with stunning views, all while being surrounded by local walkways and close to essential amenities.



Location

'Coolnagee' enjoys a prime position on Forth Mountain with easy access to a wide range of amenities. Just 5km away is the renowned Johnstown Castle Estate and Gardens, where visitors can explore scenic lakeside walks, landscaped gardens, and enjoy a cup of tea or coffee. The bustling Wexford Town, with its vibrant mix of shops, restaurants, cafés, and cultural attractions, is only 8km from the property. Families will appreciate the proximity to quality education, with Murrintown National School 4km away and several well-regarded secondary schools located on the outskirts of Wexford Town. For those who love the outdoors, Forth Mountain is the perfect location to reside offering various walking trails with stunning views for hiking enthusiasts. In addition, Rosslare Strand, one of Ireland's premier holiday destinations, is only a 15-minute drive away. Local sports clubs in the surrounding area offer a variety of activities, from GAA and soccer to tennis, golf and equestrian centres, ensuring there's something for everyone.





ACCOMMODATION

Entrance Hallway	1.85m x 1.48m	Tiled floor and ceiling coving.
	7.49m x 2.01m (max)	Tiled floor, ceiling coving and STIRA staircase to partially floored attic.
Home Office	2.80m x 2.40m	Carpet floor, ceiling coving and integrated storage unit.
Bedroom 4	3.88m x 2.56m	Carpet floor, ceiling coving and built-in storage units. Door into:
Art / Music room	5.39m x 4.40m	Timber floor, vaulted ceiling with Velux window, built-in storage and shelving unit with fitted w.h.b.
Master Bedroom	4.39m x 3.30m	Carpet floor, ceiling coving and double doors to enclosed secluded garden / seating area with water feature. Open archway into:
Walk-in Wardrobe	2.36m x 1.41m	Timber floor.
Ensuite	2.85m x 1.73m	Fully tiled, timber floor, w.c., w.h.b., towel rail, shower stall with Triton t90i electric shower and built-in storage unit.
Family Bathroom	3.31m x 2.50m (max)	Fully tiled, w.c., w.h.b., bath with mixer shower and hotpress.
Bedroom 2	3.33m x 3.04m	Timber floor covering, ceiling coving, Velux skylight, enclosed garden views and ensuite.
Ensuite	2.15m x 1.32m	Timber floor w.c., w.h.b., shower stall with Triton t90i electric shower and tiled surround.
Kitchen / Diner	6.42m x 5.10m	Tiled floor, floor and eye level units, brown Quartz countertop and splashback, dual stainless steel sink, integrated Bosch oven, integrated Bosch quantum speed combi-oven, integrated fridge freezer, 5 ring Belling gas hob with overhead extractor fan, kitchen island unit, built-in shelving units and door to rear decking area. Stunning views stretching from Rosslare Harbour to the Saltee Islands.
Large Pantry	1.69m x 1.12m	Tiled floor and built-in shelving units.
Sunroom	5.27m x 3.84m	Timber floor, vaulted ceiling, feature floor to ceiling height window with stunning views from Rosslare Harbour to Saltee Islands. Door to front decking area and stairwell down to:
Corridor	1.32m x 1.08m	Timber floor.
Bedroom 3	5.11m x 4.45m	Solid timber floor, dual aspect windows vaulted with dual Velux windows, solid fuel stove with granite hearth and double doors to enclosed secluded garden /seating area with water feature.
Shower Room	3.93m x 1.33m	Tiled floor, w.c., w.h.b., chrome towel rail, large shower stall with thermostatic shower and tiled surround and Velux window.
<i>Basement Level</i>		
Utility Room / Home Gym	5.11m x 3.85m	Tiled floor, floor and eye level units with countertop space, stainless steel sink, plumbed for washing machine and dryer. Door into:
Fuel Store	5.13m x 2.44m	Concrete floor and door to rear garden. Door into:
Garage	5.20m x 3.67m	Concrete floor and double doors to rear garden. Door into:
Workshop	3.65m x 2.42m	Concrete floor.

Total Floor Area: c. 217 sq.m. / 2,336 sq.ft.









Features

- Superior 4-bed / 4-bath family home
- Acc. extending to c. 217 sq.m. / 2,336 sq.ft.
- Presented in excellent condition
- Superbly located
- Handcrafted, serene garden
- Flexible living layout
- Stunning views to coastline
- B3 BER
- Basement workshop and garage
- Proximity to Murrintown village & Wexford Town
- Numerous picturesque walks nearby

Outside

- Site extending to c. 1.06 acres.
- Two glasshouses with utilities
- Walled vegetable garden
- Short woodland walk
- Various seating areas
- Large workshop shed
- Decking area with views
- Enclosed garden area
- Rainwater harvest watering system

Services

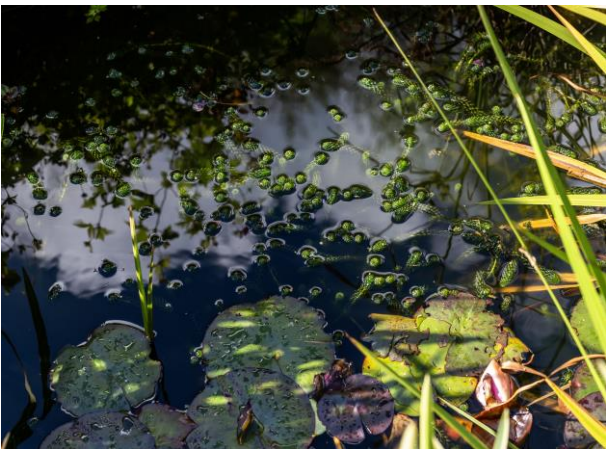
- Mains water
- Septic tank drainage
- O.F.C.H. (3 zoned heating)
- Wood pellet burner (inactive)
- Solar thermal panels (hot water)
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 HYA6















Floor 1

Approximate total area⁽¹⁾
207.93 m²
2238.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0

Approximate total area⁽¹⁾
57.06 m²
614.19 ft²

Reduced headroom
0.23 m²
2.48 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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Building Energy Rating (BER): B3 BER No. 117747600

Energy Performance Indicator: 128.56 kWh/m²/yr

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