

# FOR SALE

AMV: €750,000

File No.d935. BK



## Edenvale House, Ballyboggan Lower, Castlebridge, Co. Wexford

- Exceptional 5-bedroom residence extending to c. 284 sq.m. / 3,057 sq.ft. with an additional c. 70 sq.m. / 753 sq.ft. gym / games building offering immense potential.
- Nestled on the doorstep of the Edenvale Waterfall and forest walk, just 1.5km from Castlebridge Village, less than 10 minutes' drive from Wexford Town, and only a 12 minute drive from the stunning Curracloe Beach and Raven Wood forest trail.
- Set on a private and mature c. 1.16 acre site, this alluring property offers a peaceful retreat with expansive lawn areas, a sheltered patio and scenic views over the surrounding countryside.
- Edenvale House combines a tranquil countryside ambiance with the convenience of nearby amenities, offering the perfect setting for family life.
- Boasting a thoughtfully designed layout featuring a modern and stylish kitchen, spacious bedrooms and multiple flexible living spaces ensuring all your family needs are met.
- Peaceful cul-de-sac setting with scenic woodland trails surrounding Edenvale Waterfall on your doorstep.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**



## Location

Nestled in the serene surroundings of Edenvale on a peaceful cul-de-sac, Edenvale House enjoys a truly idyllic setting. Just moments from the breathtaking Edenvale Waterfall, a short stroll leads to scenic woodland trails along the River Sow. The village of Castlebridge is 1.5km away offering an impressive range of local amenities including a supermarket, primary school, post office, coffee shop, Italian and Chinese takeaways, pub, pharmacy and a service station, ensuring everything you need is within easy reach. Wexford Town less than a 10 minute drive away, accessible via a regular shuttle bus from Castlebridge and the stunning Curracloe Beach, renowned for its golden sands and Raven Point Wood Walking Trail is only a 12 minute drive away.



## Edenvale House, Ballyboggan Lower, Castlebridge, Co. Wexford

Set on a private and mature c. 1.16 acre site, this beautifully appointed residence exudes space, comfort, and elegance. Constructed to an excellent standard in the year 2000 and further enhanced in recent years, Edenvale House extends to an impressive c. 284 sq.m. / 3,057 sq.ft. The welcoming entrance porch and hallway sets the tone for the home's warmth and style. The bright and spacious living room features solid maple flooring, a solid fuel stove and picturesque views over Edenvale. The heart of the home lies in the contemporary kitchen, designed for both functionality and family gatherings. French doors open to the rear patio area and an open archway leads to a cosy lounge with a second solid fuel stove, perfect for entertaining. A sunroom at the southern end of the house bathes the interior in natural light, creating an inviting retreat to relax with a book. Practicality is key throughout this property with a well-equipped utility room, a walk-in pantry, a cloak / boot room and a wetroom adjacent to a spacious ground floor bedroom. A generous office completes the ground floor accommodation and ensures that this superb home adapts to all modern family needs.

Upstairs, the accommodation continues to impress with a spacious landing leading to four well-proportioned double bedrooms. The primary bedroom benefits from an ensuite bathroom, a walk-in wardrobe and double doors opening onto a balcony with serene views over the surrounding landscape. A large family bathroom and a walk-in hotpress further enhance the functionality of this home. The northern wing of the property features a multifunctional two storey building extending to c. 70 sq.m. / 753 sq.ft. Incorporating a home gym, games room, w.c. and serviced with an oil fired central heating system, this building offers immense potential as an annex / granny flat. Upon entry into Edenvale House a secure gated entrance leading to a tarmac driveway and a carport seamlessly blends luxury with practicality. The beautifully maintained lawns wrap around the home, complemented by surrounding mature foliage and a paved patio area leading from the kitchen designed for dining al fresco. This remarkable home combines a tranquil countryside ambiance with the convenience of nearby amenities, offering the perfect setting for family life. Viewing of this exceptional property comes highly recommended.









## ACCOMMODATION

### *Ground Floor*

Entrance Porch	2.50m x 2.47m	Tiled floor.
Entrance Hallway	3.93m x 3.59m	Solid timber floor, staircase to first floor, understairs storage and coat rail.
Sitting Room	6.54m x 5.27m	Solid timber floor, solid fuel stove with granite hearth, brick effect tiled surround and timber mantle piece.
Home Office	3.23m x 2.92m	Solid timber floor.
Kitchen	5.13m x 4.30m	Tiled floor, extensive floor and eye level units, integrated American style fridge freezer, integrated double oven, 5-ring gas hob, integrated dishwasher, quartz countertops, quartz splashback, extensive breakfast bar and French doors to rear patio. Open archway into:
Dining Area	5.10m x 3.66m	Solid timber floor, solid fuel stove with granite hearth and brick effect tiled surround and French doors to rear patio area. Double doors into:
South Facing Sunroom	4.98m x 2.51m	Tiled floor and triple aspect windows.
Utility Room	3.13m x 2.40m	Tiled floor, floor level storage units with quartz countertop, plumbed for washing machine and dryer.
Pantry	1.66m x 1.67m	Tiled floor and fitted shelving units.
Cloak / Boot Room	1.87m x 1.67m	Tiled floor, extensive fitted shelving units and storage units.
Bedroom 3	5.04m x 3.52m	Timber floor.
Wet Room / Shower Room	3.74m x 2.00 (max)	Fully tiled, w.c., w.h.b., vanity unit, shower stall with Triton Novel SR electric shower.

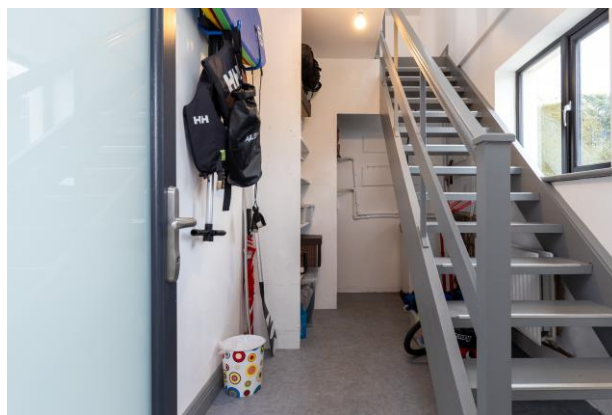
### *Staircase to First Floor*

Landing	5.61m x 3.96m (max)	Carpet floor.
Bedroom 5	3.27m x 3.28m	Laminate floor.
Bedroom 4	3.86m x 3.27m	Laminate floor.
Walk-in Hotpress	2.40m x 2.10m	Lino floor and extensive linen storage.
Family Bathroom	3.38m x 2.39m	Lino floor, w.c., w.h.b., shower stall with Triton Novel SR electric shower with tiled effect surround and free standing bath.
Bedroom 2	4.50m x 4.26m	Laminate floor and built-in wardrobe units.
Master Bedroom	4.67m x 4.56m	Laminate floor, walk-in wardrobe, ensuite and sliding door to balcony overlooking Edenvale.
Ensuite	2.74m x 1.89m	Lino floor, w.c., w.h.b., shower stall with Triton T90sr electric shower and tiled surround.
Walk-in Wardrobe	1.89m x 1.81m	Laminate floor and fitted wardrobe units.

**Total Floor Area: c. 284 sq.m. / c. 3,057 sq.ft.**







**THE MUSE**  
**EXTERNAL ACCOMMODATION**

Home Gym	5.96m x 4.86m	Lino floor, dual aspect windows.
W.C.	1.95m x 1.80m	w.c. and w.h.b.
Hallway	4.04m x 1.97m	Staircase to first floor.

***First floor***

Games Room	5.86m x 4.90m	Laminate floor and triple aspect windows.
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**Total Floor Area: c. 70 sq.m. / c. 753 sq.ft.**





## Features

- Substantial 5-bed residence extending to c. 284 sq.ft. / 3,057 sq.ft.
- Presented in excellent condition throughout
- Modern and contemporary kitchen
- Mature site extending to c. 1.16 acres
- Close to Castlebridge Village and excellent amenities
- Just minutes into Wexford Town and 'Blue Flag' Curracloe Beach

## Services

- Mains water
- Septic tank drainage
- O.F.C.H (zoned with condensing boiler)
- Fibre broadband available
- Reverse osmosis water filtration system
- Electric gates
- Wired for alarm
- ESB

## Outside

- Tarmacadam entrance driveway
- Double carport
- Large lawn areas to the front and rear
- On the doorstep of Edenvale Waterfall
- Paved patio area at the rear
- Additional two storey building with immense potential extending to c. 70 sq.m. / 753 sq.ft.

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

**DIRECTIONS:** Eircode: Y35 EK18 'For Sale' board.





# Edenvale Waterfall



## 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): B3 BER No. 111613816**

**Energy Performance Indicator: 146.94 kWh/m<sup>2</sup>/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