FOR SALE

AMV: €445,000 **File No. c196.CM**

Ballyfarnogue,
Screen, Co. Wexford

- **High-quality architect designed premium family home.**
- **c. 4,628 sq.ft. of luxury free-flowing accommodation.**
- **5 minutes' drive from Wexford town, Curracloe Beach & walking distance to Screen village.**
- **Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393**

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LOCATION:

Situated at Ballyfarnogue, adjacent to Screen village, this is a most impressive architect designed family home. This is a highly accessible location only a few hundred metres from the R741 Gorey to Wexford road with easy access to the M11, approximately 20 minutes south of Gorey. A 5 minute drive will take you to the renowned 'Blue Flag' beach at Curracloe. It is also only a short drive from Wexford town with a host of amenities. One of its many features is the proximity to Screen village – the property is within easy walking distance of an excellent primary school, the local village pub, hardware store, etc.

GENERAL DESCRIPTION:

This most impressive family home offers luxury accommodation extending to c. 4,628 sq.ft., over two floors. From the moment you walk through the entrance hallway with its vaulted ceiling and handmade oak staircase, one realises this is a home of real quality. It is very energy efficient with a B1 energy rating including solar panels and zoned central heating system. There are multiple t.v. and power points throughout the property. Outside the gardens are landscaped and laid out in lawn. There is a wonderful view of the stone-built bridge under which a river flows and skirts along the eastern boundary of the property. All-in-all this is a premium home and we highly recommend viewing.

To arrange a suitable viewing time, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393. If you are searching for homes for sale in Wexford, this is an opportunity not to be missed.

ACCOMMODATION

Entrance Hallway	9.04m x 3.78m	A most impressive entrance hallway with handmade solid oak stairs, vaulted ceiling with balcony from above, recessed ceiling spotlights.
Kitchen/Dining/Living Area	9.97m x 5.06m + 4.79m x 4.66m	With featured curved wall. Extensive fitted kitchen, wall and floor units, stainless steel sink unit with double drainer, integrated dishwasher, hob, double oven and fridge freezer, stainless steel extractor hood. Tiled floor and splashback, multiple power points, ceiling spotlights, two sets of French doors to outside.
Sitting Room	7.47m x 4.99m	With feature corner windows, fireplace, double doors leading to rear hallway.
Rear Hallway	13.08m x 2.02m	With floor to ceiling glazing at southern end.
Family Bathroom 1	3.09m x 4.18m	W.C., w.h.b/Vogue vanity unit, bidet, freestanding double-ended bath, corner shower stall with Triton T90XR electric shower. Tiled floor and shower surround.
Office/Bedroom 5	6.03m x 3.79m	
Utility Room	4.69m x 4.00m (approx.)	With tiled floor, walk-in hotpress/linen cupboard, bay window, plumbing for washing machine. Door to outside, alarm panel.
Bedroom 4	5.95m x 4.46m	Including en-suite & walk-in wardrobe. En-suite: w.c., w.h.b., double shower stall with mains power shower. Quality sanitary and high specification tiling. Large walk-in wardrobe also suitable as dressing room.

Handmade oak staircase with chrome handrail and glazed inset to first floor

Spacious Landing Area	5.22m x 3.81m	With timber floor, balcony over entrance hallway.
Master Bedroom	8.24m x 4.97m	With featured curved ceiling, recessed ceiling spotlights, timber floor.
En-suite	4.42m x 3.79m	With w.c., Vogue w.h.b., and built-in vanity unit. Steps to double-ended Jacuzzi bath, double shower stall with mains power shower. Tiled floor and wall surround.
Walk-in Wardrobe/ Dressing Room	4.92m x 3.199m	
Bedroom 2	5.44m x 3.81m	
Bedroom 3	7.90m x 5.15m	With feature curved gable wall. Fitted wardrobe area.
Family Bathroom 2	4.14m x 3.54m	With w.c., designer wash hand basin, freestanding double-ended bath, shower stall with power shower. Tiled floor, shower stall and splashback.

Approximate Floor Area: c. 430 sq.m. / 4,628 sq.ft.

Features

- Architect designed family home.
- Excellent condition.
- B1 energy rating
- Handmade oak & chrome staircase.
- c. 4,628 sq.ft.
- Natural slate roof.
- Walking distance to village.
- High specification finish.

Outside

- Impressive stone-built entrance wall & piers.
- Kerbed gravel driveway.
- Gardens in lawn.
- River along eastern boundary.
- Most attractive feature stone built bridge.
- Mature site.
- Well defined boundaries.
- c. 0.75 acre site.

Services

- Zoned heating system.
- Solar panels.
- Mains water.
- Treatment Plant.
- ESB.
- Fully alarmed.

DIRECTIONS: From Wexford town proceed over the bridge and through Castlebridge Village. Continue for approximately 3km along the R741 passing Garrylough Mill on the left hand side. Proceed for another 500m turning right for Screen Village and the property is the second entrance on the right hand side (For Sale sign) – Eircode: Y21 P651.

Building Energy Rating (BER): B1
BER No.: 111204590
Energy Performance Indicator: 98.2 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141

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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