

FOR SALE

AMV: €385,000

File No. c344 BF



Scaughmolin, Murrintown, Co. Wexford

- Exceptional architect designed home, fabulous free flowing bright and airy accommodation.
- Presented in pristine condition.
- Only 10 minutes' drive from Wexford town just outside the ring road close to Whitford roundabout.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION:

This property is finished to an exceptionally high standard with meticulous attention to detail and the finest materials used throughout. The spacious accommodation is free flowing, bright and airy, it combines the classic feel of a country residence while benefiting from the high spec finish of today's finest homes. Set amid mature gardens and bounded by natural hedgerows this exceptional property offers immense privacy in a peaceful tranquil setting. There is an enclosed veranda and patio area opening off the sunroom the perfect spot for outdoor dining. The garden has been carefully planned for easy maintenance with an interesting collection of mature native trees, ornamental/flowering shrubs and fruit trees. To the rear there is an established rockery with water feature and ornamental pond. For the gardening enthusiast there is ample space to develop a vegetable plot, some wonderful space for kids play and enjoy the freedom of the countryside. Gated cobble-lock drive, extensive cobble-lock forecourt/courtyard with a spacious carport and three individual stables suitable for a number of uses.

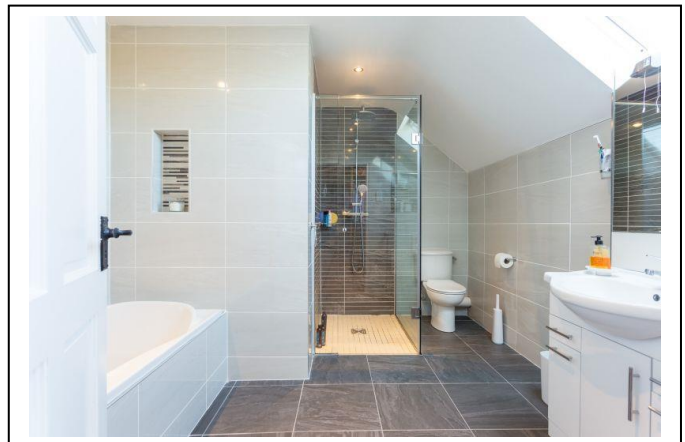
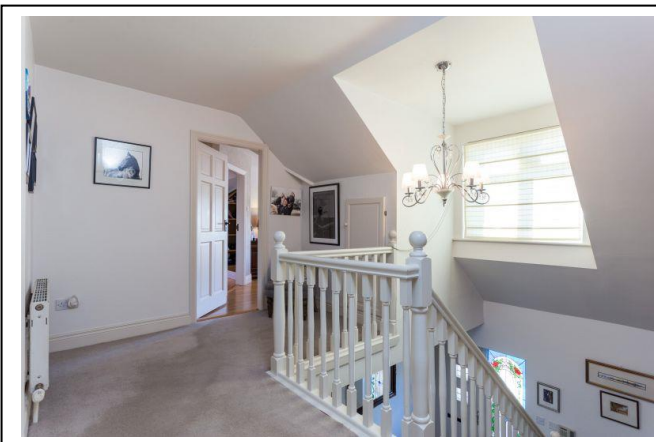
To arrange a suitable viewing time, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393. If you are searching for homes for sale in Wexford, this is an opportunity not to be missed.



ACCOMMODATION

Entrance Hallway	4.87m x 2.92m	With cloaks closet tiled floor and feature solid timber stair case to first floor.
Sitting Room	5.75m x 4.66m	Feature fireplace with back boiler stove supplementing the central heating and timber floor.
Kitchen	5.46m x 3.86m	With excellent range of built-in floor and eye level units, granite worktop, integrated hob, extractor, 2 x ovens, microwave, dishwasher and breakfast bar. Feature atrium roof light, tiled floor and step down to:
Dining Room	4.23m x 3.63m	With porcelain tiled floor and double doors to:
Sunroom	4.29m x 3.34m	With vaulted ceiling, porcelain tiled floor, French doors to garden double glazed hardwood windows with OptEblind integral venetian blinds.
Utility Room	3.87m x 2.70m	With excellent range of built-in storage presses, sink unit, plumbing for washing machine, vented for tumble dryer and door to outside.
Guest Toilet	2.44m x 1.65m	Fully tiled with w.c and w.h.b.
Bedroom 1	3.98m x 2.76m	With timber floor and shower room ensuite.
Ensuite	1.90m x 1.66m	Fully tiled with shower stall, w.c and w.h.b.
Bedroom 2	3.51m x 3.27m	With shower room ensuite.
Ensuite	1.85m x 1.56m	Fully tiled with shower stall, w.c and w.h.b.
First floor		
Spacious Landing	3.63m x 2.67m	
Bedroom 3	3.50m x 2.69m	With laminate floor.
Bedroom 4	4.56m x 4.26m	With laminate floor.
Ensuite	1.761m x 1.71m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Walk-in Hotpress		With dual immersion.
Bedroom 5/Master	4.46m x 3.21m	With laminate floor, dressing room and ensuite bathroom.
Bedroom Suite		
Dressing Room	4.77m x 1.77m	Fully fitted with hanging space, shelving, storage drawers and laminate floor with access to attic storage room.
Ensuite Bathroom	3.31m x 3.02m	Fully tiled, bath with shower mixer taps, walk-in shower stall, vanity, w.h.b. and w.c.
Approximate Floor	Area :254 sq. m	2736 sq.ft.

- Exceptional architect designed home presented in pristine condition.
- High specification and quality finish throughout.
- Underfloor heating at ground floor level, radiators at first floor level.
- Double glazed hardwood windows.
- Extensive cobble-lock drive and forecourt/courtyard.
- Enclosed veranda and patio area to the front opening off the sun room.
- Lovely private site with mature boundaries on all sides.
- Fabulous collection of native trees flowering shrubs and plants.
- Established rockery, water feature and ornamental pond (currently decommissioned).
- Boiler House/Garden Shed.
- Car-port 5.11 x 4.69.
- Stable block with 3 individual stables each measuring 3.73 x 3.34 with power and water.



Features

- Exceptional architect designed family home
- Free flowing bright and airy accommodation
- Presented in pristine condition
- High quality finish throughout
- Peaceful country setting.
- Only 10 minutes' from Wexford town.

Outside

- Cobble-lock drive and forecourt/courtyard
- Mature gardens
- Carport 5.11 x 4.69
- 3 x Stables each measuring 3.73 x 3.34 with power and water
- Boiler house/garden shed

Services

- Mains electricity
- Mains water
- Septic tank drainage
- Dual OFCH and BBCH
- High speed Eircom broadband available

NOTES: The vintage water pump and water trough are expressly excluded from the sale. All carpets, curtains, blinds, light fittings and electrical appliance as listed are included in the sale.

DIRECTIONS: From Wexford town proceed out the New Line Road past Whitford House Hotel on the right and take the second exit off the roundabout onto the R733 New Line Road. Proceed out this road for c. 4 km and turn left opposite the Mountain Bar onto the L7060. Continue down this road for c. 2 km and the property is on the left hand side. Eircode Y35DN29.



Building Energy Rating (BER) : C1

BER No.: 103415613

Energy Performance Indicator: 151.17 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



FIRST 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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