

FOR SALE

AMV: €395,000

File No. c378.CM



‘Hollybrook’, Ballyfarnogue, Screen, Co. Wexford, Y21 D744

- An excellent, most spacious family home on c. 0.3 hectare site.
- Within walking distance of Screen Village. A short drive to Curracloe Beach, and only 10 minutes’ drive to Wexford Town.
- c. 2,616 sq.ft. of bright, light-filled accommodation
- Summerhouse/Garden Room with Canadian Hot-Tub
- Acc. briefly comprises; entrance hall, 2 reception rooms, kitchen/diner, utility room, 6 bedrooms (master en-suite/dressing room), office/study, 2 full family bathrooms.
- Viewing strictly by prior appointment with the sole selling agents only.

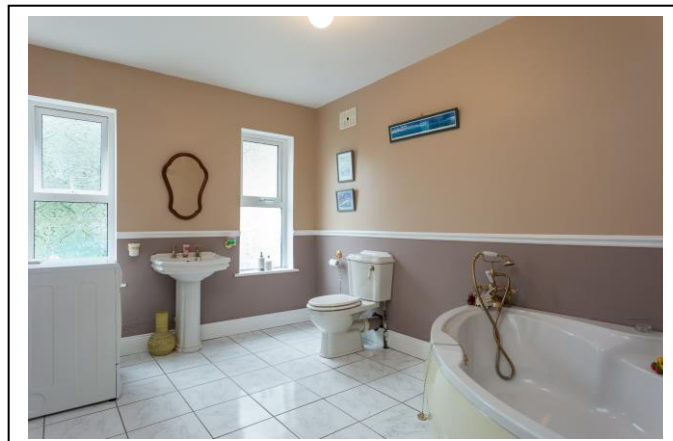


**Kehoe
& ASSOC.**

‘Hollybrook’, Ballyfarnogue, Screen, Co. Wexford

Hollybrook is a fine detached family home offering spacious accommodation on a wonderful site. The location is excellent on a quiet country road, yet only 10 minutes' drive from Wexford town and within walking distance of Screen village. Local amenities at Screen village include an excellent primary school, church, public house, etc. A short drive will take you to Curracloe and a choice of some of the country's finest sandy beaches. The property itself is well laid-out with a fine balance between living and bedroom accommodation. It extends to c. 2,616 sq.ft. Outside there is a summerhouse/garden room which incorporates a Canadian Hot-Tub. There is also a detached garage.

The property is nicely tucked away on a mature private site of approximately 1 acre. There are extensive gardens, set out in lawn with many mature trees and a stream along the eastern boundary. We highly recommend viewing. To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	5.91m x 2.40m	With part/part carpet floor, vaulted ceiling, recessed spotlights. Double door to sitting room.
Living Room/Formal Dining Room	4.73m x 4.25m	With timber floor, ceiling coving, feature cast iron fireplace.
Sitting Room.	4.72m x 4.11m	Feature fireplace, timber surround and cast iron inset, ceiling coving, timber floor covering. Double doors to:
Kitchen/Dining Room	5.90m x 3.53m	Fitted kitchen, extensive wall and floor units, Belfast style sink with drainer, integrated hob, extractor fan and dishwasher. Tiled floor and splashback. Sliding door to outside with extensive patio and decking area.
Utility Room	2.77m x 2.07m	Fitted wall and floor units, stainless steel sink unit, plumbed for washing machine, integrated oven. Tiled floor and splashback. Door to outside.
Rear Hallway	8.42m x 1.07m	Walk-in hotpress.
Bedroom 5	2.84m x 4.76m	
Bedroom 6	3.40m x 3.00m	
Family Bathroom 1	3.67m x 2.68m	W.C., w.h.b., corner bath with shower connection. Tiled floor.
Timber Stairs to First Floor		
Spacious Landing Area		Linen cupboard.
Hallway	7.54m x 1.07m	
Master Bedroom	7.72m x 4.91m	Including en-suite & walk-in wardrobe.
En-suite		W.C., w.h.b., corner shower system with integrated sound and radio. Tiled floor and walls, fitted wall heater.
Large Walk-in Dressing Room/Wardrobe		With extensive fitted shelving units and recessed ceiling spotlights.
Office/Study	3.40m x 3.15m	
Bedroom 2	3.60m x 3.15m	With fitted wardrobe. Optional En-suite to:
Family Bathroom 2	3.70m x 2.62m	With high quality sanitary wear, w.c., w.h.b., corner shower stall with pressurised water system, tiled floor to ceiling.
Bedroom 3	4.49m (max) x 4.08m	With fitted wardrobes, t.v. point.
Bedroom 4	4.07m x 3.01m	With fitted wardrobe and shelving. Storage into eaves.

Total Floor Area: c. 243 sq.m. / 2,616 sq.ft.

Outside

Garden incorporating Canadian Hot-Tub Timer constructed with power and lighting.	4.36m x 4.16m.	
Detached Garage	4.50m x 7.37m	Part lofted, multiple power points, double doors to front. Pedestrian access to side.



FEATURES

- Extensive accommodation with 6 bedrooms and office/study.
- Private wooded site with extensive lawns.
- Quiet countryside setting.
- 10 minutes' drive from Wexford town.
- Close to R741 and easy access to M11 Motorway.
- Bright, free-flowing accommodation.
- Built-in barbeque area.

OUTSIDE

- c. 0.3 hectare site.
- Mature boundaries.
- Stream along eastern boundary.
- Wide variety of plants, shrubs & trees.
- Patio area.
- Canadian Hot-Tub.
- Detached garage.
- Extensive decking, with lighting.
- Tarmacaded kerbed driveway with parking for multiple cars.
- Gardens in lawn to front and rear.

SERVICES

- Mains water
- Sewerage to treatment plant.
- uPVC double glazing.
- OFCH.
- High speed fibre Broadband.

DIRECTIONS: From Wexford town proceed over the bridge and through Castlebridge village for approximately 4km. Pass Garrylough Mill on your left hand side. Proceed for approximately 1km and turn right for Screen Village. Take the first turn to the left and the property is the first on the left (For Sale sign). Eircode: Y21 D744

Building Energy Rating (BER): C1

BER No.: 102165925

Energy Performance Indicator: 166.12 kWh/m²/yr

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

Kehoe & Assoc.,
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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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