

# FOR SALE

AMV: €315,000

File No. C394.CM



## ‘Three Springs’, The Cools, Barntown, Co. Wexford



- **Quality, spacious family home extending to c. 2,056 sq. ft.**
- **Elevated site with breath-taking countryside views.**
- **Wonderful gardens offering peace and privacy.**
- **Sought after residential location, close to Barntown.**
- **For appointment to view contact the sole selling agents, Kehoe & Assoc. at 053 9144393.**



**Kehoe  
& ASSOC.**

## ‘Three Springs’ The Cools, Barntown, Co. Wexford

### Location:

‘Three Springs’ is a most impressive family home situated at The Cools, Barntown – in this most sought after location. It occupies a mature, elevated c. 1 acre site with simply breathtaking views of the rolling Country Wexford countryside towards Mount Leinster and The Blackstairs Mountains.

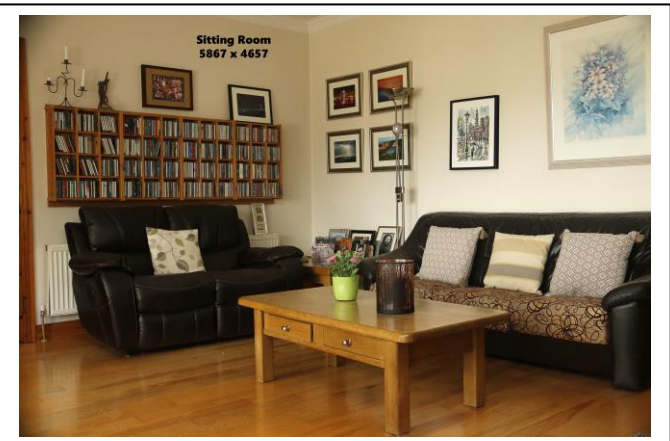
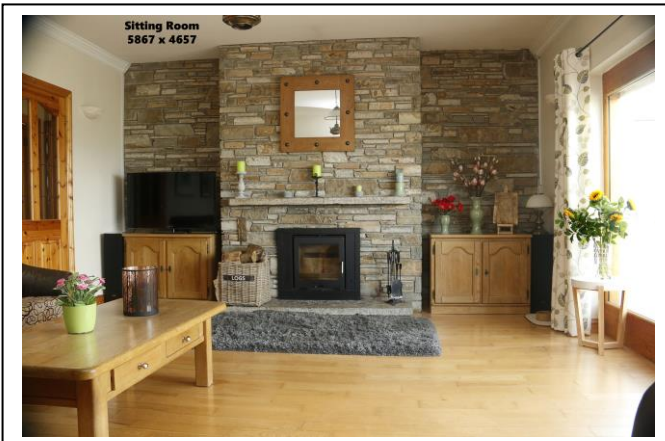
### Description:

The property offers spacious accommodation extending overall to c. 191 sq.m. / 2,056 sq.ft. plus an additional workroom and a floored attic, with an abundance of storage space available. This wonderful family home is particularly energy efficient with a B3 BER Energy Rating. The property has Fibre Broadband, fully alarmed and has the benefit both of a oil fired central heating system and a wood pellet stove. There are also Solar panels to supplement the water heating.

The gardens are a wonderland with many mature plants, shrubs and trees. This is a gardener’s haven with a polytunnel (6m x 4m approx.) and an area for a vegetable garden.

‘Three Springs’, is nicely set back from the public road, offering a great deal of privacy. All-in-all it is a most spacious family home and we highly recommend viewing.

To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. at 053 9144393. If you are searching for houses for sale in Wexford, this is an opportunity not to be missed.



## ACCOMMODATION

Entrance Hallway		Laminate floor, alarm panel.
Sitting Room	5.86m x 4.66m	One wall of natural stone with built-in 8KW wood pellet stove. Solid oak floor.
Conservatory	3.50m x 3.00m	With full views of patio Mount Leinster and Blackstairs Mountains. Tiled floor.
Kitchen/Dining Room	6.23m x 4.16m	With integrated appliances including double oven, electric hob, extractor fan, dishwasher. Fitted larder press. Tiled floor and sliding door to outside.
Utility Room	4.15m x 3.59m	Tiled floor, plumbed for washing machine. Hotpress. Door to outside.
Master Bedroom	4.66m x 4.46m	With fitted wardrobes, laminate floor.
En-suite	2.13m x 2.13m	With w.c., w.h.b., shower/steam room. Fully tiled.
Bedroom 2	4.04m x 3.20m	With fitted wardrobes, laminate floor.
Bedroom 3	4.04m x 3.20m	With fitted wardrobes, laminate floor.
Bedroom 4/Office	3.20m x 2.40m	Tiled floor.
Bathroom	4.04m x 2.28m	With w.c., w.h.b., corner shower unit, Jacuzzi bath. Fully tiled.
Attic Area		Excellent storage area, water tank.

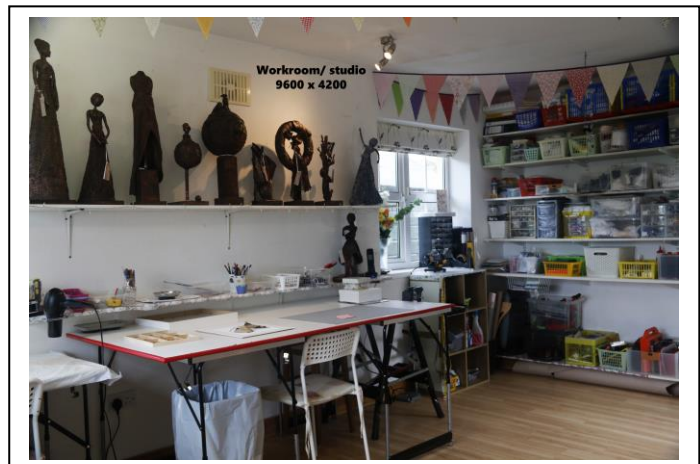
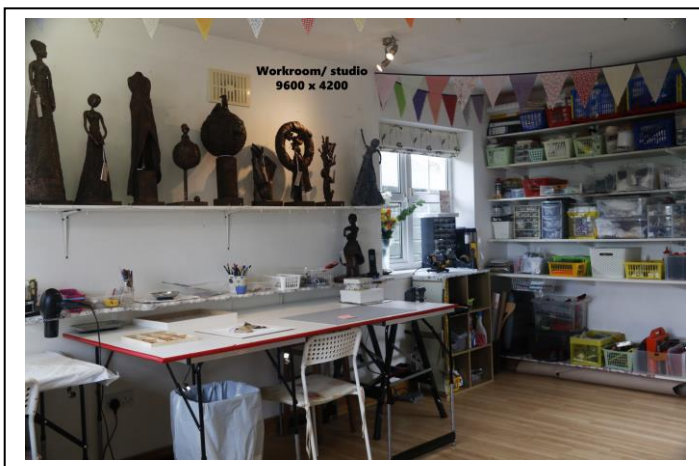
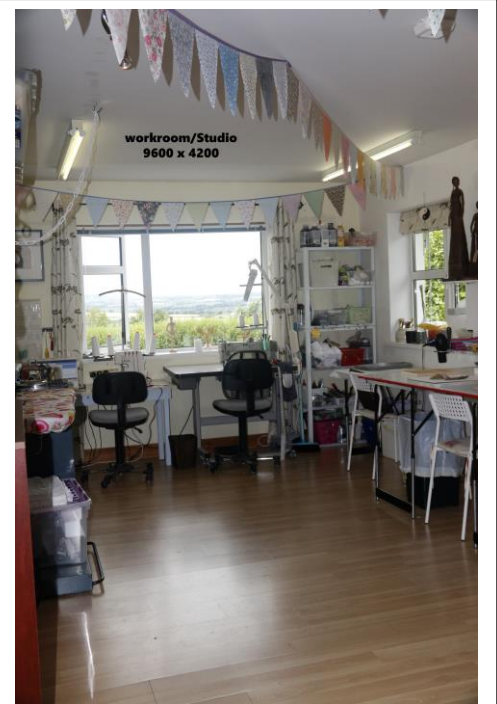
**Total Floor Area: c. 191 sq.m. / 2,056 sq.ft.**

## OUTSIDE

Detached Work Room/Studio	9.60m x 4.20m	With w.c., w.h.b., hot & cold running water. Central heating, laminate floor
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## Detached Work Room/Studio



### FEATURES

- Magnificent views of Mount Leinster & Blackstairs Mountains.
- Timber decking/patio with glass wind barriers.
- OFCH (Grant vortex Boiler).
- Solar panels.
- Wood pellet stove (integrated with heating system).
- 'Ember' remote control heating system
- Remotely accessed alarm system.
- c. 2.056 sq.ft.

### OUTSIDE

- c. 0.43 hectare site.
- Detached Work Room/Studio
- Large garden shed.
- Small garden shed.
- Large storage tank (4.5 tonnes) for wood pellets.
- Polytunnel (6.00m x 4.00m approx.)
- Area for vegetable garden.
- Tarmacadam kerbed driveway
- Parking for several cars.
- Extensive planting, shrubs and trees.
- Automated awning over decking area.

### SERVICES

- Private well.
- Septic tank.
- ESB.
- Telephone.
- Fully alarmed.
- High speed Fibre Broadband.

**PLEASE NOTE:** The following items are included in the sale; all curtains, blinds, light fittings and the integrated electrical appliances. Note there are three garden sheds also included. Automated awning is included in the sale also.

**Directions:** At New Ross roundabout (near the Maldron Hotel) take the N25 towards New Ross. Just after the traffic calming in Barntown, take the first road to the left (before Barntown Church) and follow this road for 4km. You will pass Kingsford Stables on your left hand side. Proceed straight ahead and the property for sale is approximately 900m on the left hand side - (For Sale sign). Note the name 'Three Springs' is on the stone wall. Eircode: Y35 KN23.



**Building Energy Rating (BER): B3**

**BER No.: 112491592**

**Energy Performance Indicator: 149.12 kWh/m<sup>2</sup>/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

