

# FOR SALE

AMV: €425,000

File No. c366.ROD



## ‘Clocha Liath’, Ballyadam, Kilmuckridge, Gorey, Co. Wexford

- An elegant, highly-specified, home of distinction.
- c. 338 sq.m. / c. 3,638 sq.ft. of luxurious, light-filled accommodation.
- Situated 2km away from Kilmuckridge Village and ‘Blue Flag’ beach at Morristcastle. Gorey South /M11 junction just 22km away.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



## LOCATION:

Clocha Liath is situated in a private, landscaped site, with tree-lined boundaries and a south facing rear aspect. A most sought after, coastal location, close to Kilmuckridge Village, the property is just 22km from Gorey South/M11 junction, Dublin is just 100km away. Kilmuckridge offers a range of retail, hospitality, primary and secondary educational facilities and Morriscastle beach is also close at hand. Gorey, as Europe's fastest growing provincial centre, offers every possible amenity.

## GENERAL DESCRIPTION:

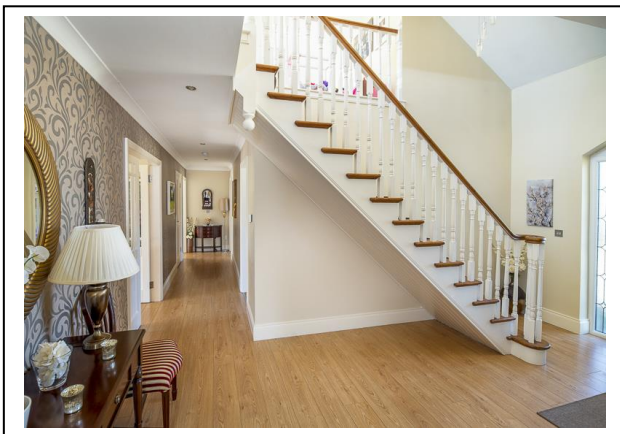
Clocha Liath is unique. Excellence in construction, functional design and layout, combined. The space welcomes you from an elegant reception hallway, flowing in to graceful reception rooms and luxurious bedroom accommodation. A sunroom and kitchen overlook south facing landscaped gardens whilst, the living room/drawing room and master bedroom suite access directly onto an Indian sandstone patio.

Carefully appointed, in every way, from a bespoke staircase and gallery landing over the reception hallway to a hand-made oak kitchen and dining table, the highest standard of equipment is offered, including a Range Master oven/gas hob. The kitchen, at the heart of this inviting home, interconnects the sunroom, utility and living/drawing rooms. Bathroom and bedroom accommodation, off the hallway, have power showers, fitted sliding wardrobes.

Living accommodation is extended upstairs with a huge open plan area with vaulted ceilings, amenable for office, play, exercise, or the potential for further dormitory accommodation.

Impressive white marble render external finishes, with ornate stone quoining, are maintenance free. A gold standard energy efficient geo thermal heating system, triple glazed windows and high standards of insulation combine to deliver a highly efficient, B1 energy rating, with further cost effective options to upgrade towards passive living.

Outside, a gravelled drive and forecourt bordered by carefully tended lawns, also leads to a garage. All combined with tree-lined boundaries, this is a private setting for this opulent and impeccable home.



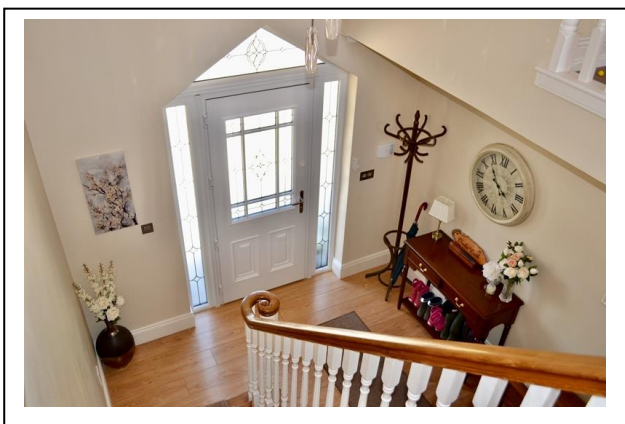
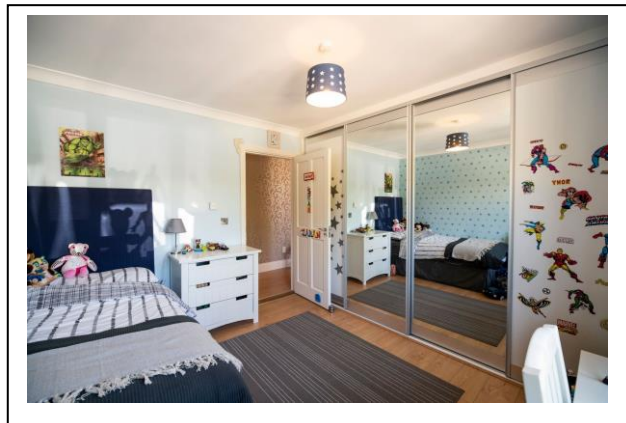
## **ACCOMMODATION**

Entrance Hall	3.60m x 3.00m	Leading to light filled hallway 15.20m x 1.30m. Double height light-filled gallery style hallway, feature staircase with handcrafted balustrades leading to open plan first floor large living area.
Main Living Room	5.60m x 4.80m	Solid fuel stove with solid limestone surround, double French doors to patio.
Kitchen/Dining Room	9.00m x 6.10m	Bespoke kitchen with solid oak counter tops and solid oak backsplash. Italian porcelain tiled throughout. Belfast sink, Range Master oven/gas hob. Open plan with double French doors to Indian sandstone patio.
Sun Room	3.80m x 3.00m	Double doors off kitchen to sun door. Italian porcelain tile throughout, hardwood shelving.
Utility Room	3.90m x 1.80m	Italian porcelain tile, cream shaker style units, double sink, washing machine and dryer.
Master Bedroom	4.80m x 4.10m	Spacious, elegant design, double French doors to patio overlooking south facing garden.
Walk-in Wardrobe	3.40m x 2.00m	Fully fitted with bespoke cream units.
En-suite	3.60m x 2.00m	Georgian floor tile, solid wood panelling, freestanding bath, merlin power shower, w.c. and w.h.b.
Bedroom 2	3.60m x 3.60m	Lavish double bedroom tastefully appointed.
Walk-in Wardrobe	1.80m x 1.75m	Fully fitted with bespoke cream units.
En-suite	1.80m x 1.75m	Luxurious interior, shower, w.c. and w.h.b.
Bedroom 3	3.60m x 3.60m	Wall to wall Sliderobes, spacious double bedroom.
Bedroom 4	3.60m x 3.60m	Wall to wall Sliderobes, spacious double bedroom.
Bathroom	3.60m x 2.50m	Classically designed with cast iron freestanding bath, large power shower, w.c. and w.h.b.
<b>First Floor</b>	<b>14.80m x 6.30m</b>	Light-filled, extensive open plan living area with 11 Velux windows, currently a games room and office with double height ceiling measuring c. 1,195 sq.ft. Fantastic potential for additional bedrooms, living room, gym, office or treatment rooms.

**Approximate Floor Area: c. 338 sq.m. / 3,638 sq.ft.**







## Features

- Internal Hoover system.
- Monitored alarm system.
- 150mb direct Fiber Broadband.
- B1 energy rating, super energy efficient, low cast family home with superior cavity and roof insulation
- Cost effective option to increase efficiency to 'A' rating.
- Hand crafted bespoke kitchen with exceptional outstanding features.
- Breath taking gardens for every season, designed by an award winning Irish garden designer.
- South facing Indian sandstone patio, walls and water fountain. Feature French doors from living area, kitchen and master bedroom to patio.
- Decorative wrought iron electric entrance gates, detached garage with electric roller door and Stira to floored attic space.
- Geothermal zoned underfloor heating throughout, extremely low energy costs, 24 hour cost efficient with constant hot and cold water.
- Extensive open plan first floor with potential for additional bedrooms, living room, office, gym or treatment rooms.
- South facing aspect to south facing rear gardens with patio accessed from kitchen, reception and master bedroom.
- Triple glazed, highly insulated A+ rated doors and windows throughout.

## Facilities

Gravel forecourt.  
Wheelchair access.  
Garage.  
'Turn-key' living specification.

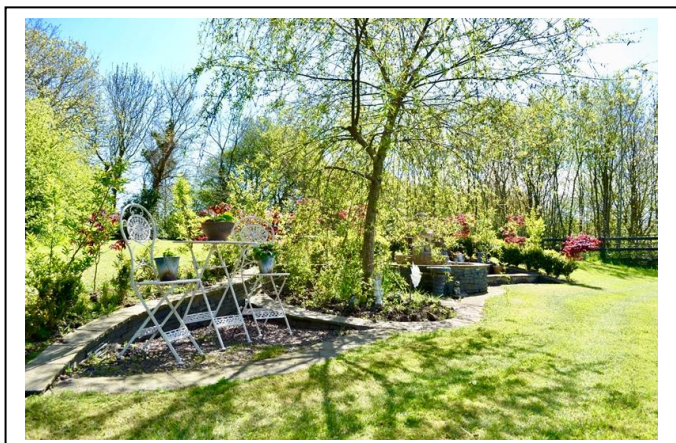
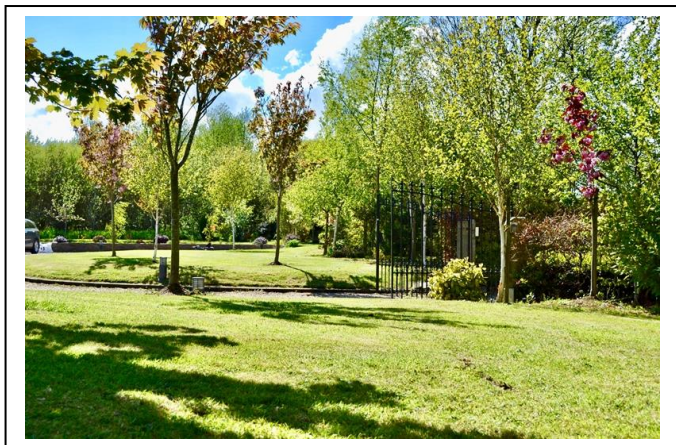
## Services

Geo-thermal heating.  
Private well water.  
Septic tank sewerage.  
Monitored alarm.  
150mb direct fibre broadband installed.

**DIRECTIONS:** Southbound on the M11 take exit 23 Ballycanew. Pass through Ballycanew and on to Ballyedmond. As you leave Ballyedmond turn left for Kilmuckridge after service station. Drive straight to T junction and turn left. In Kilmuckridge at T junction turn right direction Blackwater. Turn right after old graveyard and church on your right. Property is c. 1km on your left hand side. Y25 YW50.







**Building Energy Rating (BER): B1**

**BER No.: 103592960**

**Energy Performance Indicator: 88.13 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