

FOR SALE

AMV: €450,000

File No. c537.BF



The Elms, Drinagh, Co. Wexford

- A spacious property that offers immense potential as a family home with space to work or run a small business from home.
- Conveniently located on the N25 Rosslare Road.
- 1 acre site
- Acc.: entrance porch, lobby, bathroom, kitchen, dining room, sitting room, study/playroom, 8 bedrooms(7 fully ensuite)
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

'The Elms' is located directly fronting the N25 Rosslare Road c. 5 km south of Wexford Town. The current owners ran a very successful B & B business for over 20. This spacious property would lend itself to many uses in particular for businesses requiring a number of individual consultation/treatment rooms or offices (SPP). It also offers immense potential as a family home with space to work or run a small business from home. From a business perspective this property is well located only 5 km from Wexford town centre on the N25 en route to Rosslare Europort. As a family home the property has much to offer with spacious accommodation including 3 reception rooms and 8 bedrooms (7 fully ensuite). This is an established and most soughtafter residential location within easy reach of the town centre and only 2 km from the village of Piercestown with some excellent amenities including primary school, shop, church and Community Centre. 'The Elms' sits on a c. 1 acre site laid out mainly in lawn with some nice mature planting, tarmacadam drive/forecourt with ample carparking. There are also a number of useful stone outbuildings. Viewing of this spacious home comes highly recommended, for further information please contact Wexford Auctioneers Kehoe & Associates 053 9144393.



Accommodation

Entrance Porch	2.54m x 2.30m	With tiled floor.
Lobby	1.48m x 1.64m	With stairs to first floor.
Family Room	4.32m x 3.13m	With marble fire surround and solid fuel stove supplementing the oil-fired heating. Hot press with dual immersion and laminate floor.
Laundry Room	2.81m x 1.95m	With sink unit, worktop, two washing machines, tumble dryer, gas hob and tiled floor.
Bathroom	2.28m x 1.89m	With corner jacuzzi bath, w.c, w.h.b and built in storage press. Fully tiled.
Kitchen	5.13m x 4.87m	With excellent range of built-in floor and eye level units, integrated microwave, two electric ovens, induction hob, extractor, washing machine, dishwasher and fridge-freezer, part-tiled walls, tiled floor and door to outside. Serving hatch and door to:
Dining Room	7.44m x 3.66m	With tiled floor and door to:
Sitting Room	4.00m x 4.28m	With brick open fireplace, cornice and coving. Door to:
Study/Playroom	4.28m x 2.83m	
Bedroom 6	5.78m x 3.65m	With laminate floor, built-in wardrobes and patio doors to garden.
Shower Room/ En-suite	1.89m x 1.83m	Fully tiled with shower stall, w.c and w.h.b.
Bedroom 8	3.40m x 2.84m	With built-in wardrobes.
Shower Room/ Ensuite	2.28m x 1.13m	With shower stall, w.c and w.h.b.
First Floor		
Master Bedroom	4.80m x 3.37m	With excellent range of built-in wardrobes.
Shower Room/Ensuite	1.39m x 1.78m	Fully Tiled. Shower stall with electric shower and w.h.b.
Hallway	5.79m x 1.06m	
Bedroom 1	3.42m x 3.58m	With built in wardrobes and shower Room/Ensuite.
Shower Room/Ensuite	1.37m x 1.81m	Fully tiled with shower stall with power shower, w.c, w.h.b.
Bedroom 2	4.80m x 2.76m	With built in wardrobes.
Shower Room/ Ensuite	1.63m x 1.42m	Fully tiled, shower stall with electric shower, w.c and w.h.b.
Hallway	5.63m x 0.93m	Access to attic, floored for storage.
Bedroom 3	3.88m x 3.59m	With built-in wardrobes.
Shower Room/Ensuite	1.87m x 1.59m	Fully tiled, shower stall with electric shower, w.c and w.h.b.
Bedroom 4	3.87m x 3.65m	With built in wardrobes
Shower Room/Ensuite	1.89m x 1.51m	Fully tiled, shower stall with power shower, w.c and w.h.b.
Shower Room	1.87m x 1.60m	Fully tiled, shower stall with electric shower, w.c and w.h.b.
Hallway	3.13m x 0.92m	
Linen Cupboard		With radiator.
Bathroom	2.58m x 1.50m	With bath, w.c and w.h.b.
Bedroom 5	3.63m x 2.58m	With built in wardrobe.
Shower Room/Ensuite	1.83m x 1.88m	Fully tiled, shower stall, w.c and w.h.b.

Total Floor Area: 409.96 sq.m. (4,412.76 sq.ft.)



FEATURES

- Close to Wexford town centre.
- Directly fronting N25.
- 2 km to Piercestown village.
- Enroute to Rosslare Europort.
- Spacious family home with
- B&B/Business potential (SPP)

OUTSIDE

- Mature well maintained gardens.
- Extensive parking area.
- 1 acre site.
- Several useful stone outbuildings.

SERVICES

- Mains water.
- Mains electricity.
- Septic tank drainage.
- OFCH & BBCH.

PLEASE NOTE: For sale including carpets, curtains, blinds, light fittings and most furniture. The light fitting in the dining room and the bed in the master bedroom are expressly excluded from the sale.



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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DIRECTIONS: From Wexford town take the N25 Rosslare Road for c. 5 km and the property is located on the right-hand side directly after the Piercestown turn off and Drinagh Garden Centre. The Elms Eircode Y35D726. For Sale Sign.



Building Energy Rating (BER): D1
Energy Performance Indicator: 250.02 kWh/m²/yr

BER No. 107350373

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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