

FOR SALE

AMV: €430,000

File No. c706.BF



Carmden, Ballindinas, Barntown, Co. Wexford

- **Fabulous Views of the River Slaney, surrounding countryside, Blackstairs Mountains and Mount Leinster.**
- **Spacious family home, 4 double bedrooms (2 ensuite)**
- **Acc. briefly comprises: Entrance Hallway, Sitting Room, Family Room, Garden Room, 4 Bedrooms (2 ensuite), Office/Study,**
- **Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

Carmden, Ballindinas, Barntown, Co. Wexford

Carmden is an exceptional family home in this most sought-after location close to Barntown village and only 10 minutes' drive from Wexford Town with fabulous views of the River Slaney and surrounding countryside to the Blackstairs Mountains and Mount Leinster in the distance. The property has been meticulously maintained over the years, tastefully decorated with high quality finish throughout and is presented to the market in pristine condition. This spacious home offers excellent accommodation for a growing family, boasting 3 generous reception rooms, 4 double bedrooms (2 ensuite) and a dedicated office/study. The external space in this property is really quite special with the perfect sunny orientation and an extensive granite patio running across the entire of the rear of the house. This fantastic space opens off the garden room and is perfectly positioned to take full advantage of the fabulous views. Tarmac drive and forecourt with ample car parking space. The gardens are laid out mainly in lawn with a nice collection of ornamental trees, flowering shrubs and fruit trees. For the green fingered with an interest in gardening there is a polytunnel, green house, some useful vegetable planter boxes and space for a kitchen garden. Detached garage with power sockets, lights and up and over door, garden shed and fuel store. Situated just outside the ring road close to the New Ross Roundabout and Maldron Hotel, within walking distance of Barntown Primary School and only a couple of minutes' drive from the local shop/filling station. Viewing of this exceptional family home comes highly recommended, for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	4.07m x 2.72m	With porcelain tiled floor, cloaks closet and solid mahogany stairs to first floor level, coving and centre piece.
Sitting Room	4.09m x 4.08m	With built-in display cabinet, solid fuel back boiler stove, laminate floor, feature bay window, coving, centre piece and double doors to:
Family Room	3.63m x 3.94m	With built-in display cabinet and laminate floor, coving, centre piece and double doors to:
Kitchen	5.64m x 3.98m	With excellent range of floor and eye-level oak units, gas hob, extractor, double oven, integrated fridge, granite worktop, part-tiled walls and porcelain tiled floor.
Utility Room	3.05m x 1.78m	With excellent range of built-in units, worktop, plumbing for dishwasher and washing machine, Oil-fired boiler, part-tiled walls and porcelain tiled floor.
Rear Lobby	2.01m x 1.77m	With water supply for American fridge freezer, part-tiled walls, porcelain tiled floor and door to outside.
Garden Room	7.14m x 3.38m	With porcelain tiled floor, wood pellet stove and sliding patio doors to rear garden, extensive patio area and fabulous countryside views.
Bedroom 3	3.80m x 3.06m	With built-in wardrobes, laminate floor, feature bay window, coving, centre piece and shower room ensuite.
Ensuite	2.68m x 0.86m	Fully tiled, shower stall with electric shower, w.c and w.h.b
Inner Lobby	1.47m x 1.01m	
Bedroom 4	3.49m x 3.37m	With excellent range of built-in wardrobes and laminate floor.
Shower Room	2.33m x 1.45m	Fully tiled. Shower stall, vanity w.h.b and w.c
Office / Bedroom 5	3.47m x 2.87m	With built-in wardrobe and laminate floor.
Toilet	1.78m x 0.76m	Fully tiled with w.c and w.h.b

First Floor

Walk-in Hotpress	3.13m x 1.59m	Dual immersion and excellent storage space.
Bedroom 1/ Master Bedroom Suite	3.95m x 4.33m	With built-in wardrobes, laminate floor and access to eaves storage.
Dressing Room	3.49m x 3.12m	Tiled shower stall, excellent range of built-in wardrobes, shoe shelves and timber floor.
Toilet	2.39m x 1.78m	Fully tiled with w.c, w.h.b and bidet.
Family Bathroom	3.27m x 2.67m	Fully tiled, bath with shower mixer taps, shower stall, vanity w.h.b and w.c.
Bedroom 2	3.78m x 4.32m	With excellent range of built-in wardrobes and access to storage space.

Total Floor Area: c. 168 sq.m. (c.1,808 sq.ft.)





Features

- Fabulous views of the River Slaney, surrounding countryside, Blackstairs Mountains and Mount Leinster.
- Spacious family home, 4 double bedrooms (2 ensuite)
- Presented in pristine condition
- High quality finish throughout
- 3 spacious reception rooms
- Dedicated office space or 5th bedroom

Outside

- Tarmacadam drive/forecourt
- Well maintained gardens
- Extensive granite patio area
- Garage 6.34m x 3.65m
- Garden Shed
- Fuel Store
- c. 0.5acre site
- Polytunnel
- Green house

Services

- Mains electricity
- Mains and private water supply
- Septic tank drainage
- Dual OFCH & SFCH
- Solar panels
- Alarm system
- Wired for generator
- Fibre Broadband

PLEASE NOTE: Note: All carpets, curtains, blinds, light fittings, fridge, double oven, extractor and gas hob are included in the sale. The 'Carmden' name plate is expressly excluded from the sale.

DIRECTIONS: Proceed out the Newtown Road past the Maldron Hotel and take the second exit off the roundabout onto the New Ross Road. Take the first left, proceed up Ballindinas hill and Carmden is c. 500m on the right hand side. Y35X6F3.

Building Energy Rating (BER): D2 BER No.: 113830525
Energy Performance Indicator: 279.08 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

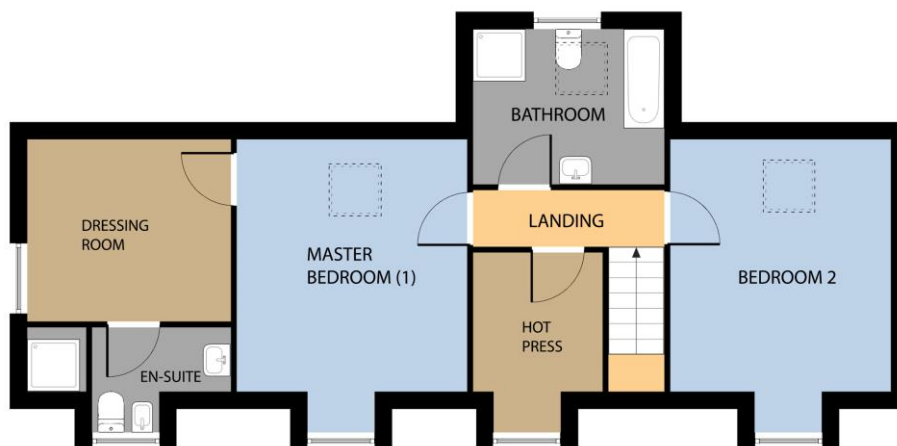


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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