

FOR SALE

AMV: €395,000

File No. c751.LM



Heathpark, Old Ross, Newbawn, Co. Wexford

- Wonderful family house set on this stunning site of c. 1.23 acres.
- Acc. extends to c. 347.82 sq.m. / 3,743 sq.ft. – presented in pristine condition.
- Electric security gates
- Fibre high speed broadband – 5 mins. drive from the N25.
- Offering total peace, panoramic views and seclusion with all amenities close by.
- Acc. Briefly comprises; reception hallway, large sitting room, kitchen/dining room /sunroom, utility room, home office, 4 bedrooms (2 en-suite), family bathroom, games room & gym
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

Heathpark, Old Ross, Newbawn

LOCATION: ‘This home is situated approximately 5 minutes’ drive from the main N25 Motorway linking Wexford town to New Ross town and beyond. This is a wonderful countryside location with panoramic views out to Carrigbyrne hill and beyond and is on the most sought after addresses in this general area. All amenities are close to hand including a choice of primary schools with the excellent Raheen primary school within a few minutes drive. Secondary schools are very well catered for in nearby New Ross with Good Counsel, CBS and The Mercy to name a few.

GENERAL DESCRIPTION: Kehoe & Assoc are delighted to offer this truly magnificent detached country house. This wonderfully appointed home extends to c. 347 sq.m. / 3,742 sq.ft. This home is approached via a tarmac driveway which leads to the rear of the house offering a roundabout with ample parking. Overall the property is set on approximately 1.23 acres. It has extensive panoramic views of the countryside. In addition to this there is a detached garage, built to exacting standards and certainly this structure has the possibility for conversion to a self-contained granny flat if the need should arise.



Within the residence there is free-flowing and well-appointed accommodation. There are 4 bedrooms and plenty of reception space. From the moment you enter over the threshold, the hallway is wonderfully welcoming and bright, one realises this is a home of impeccable standards. The quality of finish is clearly evident from the solid Cherrywood kitchen with granite worktops, extensive pressed utility room, tiling, bathrooms, etc.

One of the many selling features of this home is the absolute serenity of the gardens. There is the potential to convert the first floor accommodation of the gym and games room to additional bedrooms by adding dormer windows (subject to planning permission).

Internally the property enjoys gracious and well-proportioned accommodation which has been tastefully decorated and very well maintained. All in all, this is a superb family home and has a lot to offer any family wishing to move to this sought-after location.



ACCOMMODATION

Entrance Hallway		With timber staircase to games room and gym, tiled floor.
Sitting Room	7.14m x 6.77m	With feature bay window and stove. Solid timber floor.
Kitchen/Dining Room	7.23m x 4.81m	With high quality solid timber kitchen, extensive wall and floor units, island unit with integrated sink. Range style cooker with 6 gas rings and electric ovens. American fridge-freezer. Tiled floor. Opens into stunning breakfast area with full glass walls and doors to rear patio.
Utility Room	5.63m x 2.82m	With extensive wall and floor units, plumbed for washing machine, stainless steel sink unit, tiled floor and splashback. Door to outside, guest w.c. and storage press.
Guest W.C.		With w.c. & w.h.b.
Storage Press		
Home Office	2.99m x 2.75m	With carpet.
Family Bathroom	3.78m x 2.60m	High quality sanitary ware, tiled floor to ceiling, w.c., w.h.b., corner bath, separate shower stall with newly fitted Triton SI electric shower.
Master Bedroom Suite	5.93m x 5.93m	Extensive mirrored wardrobes, dressing room and en-suite.
Dressing Room	3.00m x 1.79m	
En-suite	3.00m x 1.85m	With w.c. and w.h.b. and shower stall with shower, tiled walls.
Bedroom 2	5.62m x 5.77m	
En-suite	2.94m x 1.24m	With w.c., w.h.b., shower stall. Tiling.
Bedroom 3	3.97m x 3.21m	(back left bedroom)
Bedroom 4	3.77m x 2.99m	(front right bedroom)

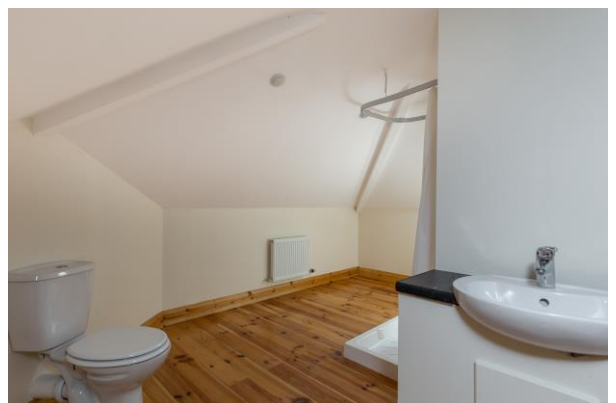
Stairs to First Floor

Extensive Landing	4.87m x 3.99m	
Games Room	6.77m x 5.02m	
Gym	4.82m x 4.25m (max)	With shower room off

Total Floor Area: c. 347.82sq m / 3,743 sq ft

Detached Garage With automated roller doors.





Features

- Most impressive family home.
- Flexible and versatile accommodation.
- Unique site with privacy and panoramic views
- Fibre broadband
- 10 minutes' drive New Ross town and 5 minutes to N25.
- Mature, private site.

Outside

- 1.23 acres
- Extensive sandstone patio areas.
- Ample parking
- Detached garage
- Stunning gardens with raised planting beds
- Electric gates at entrance

Services

- Private well
- Septic system
- Fibre Broadband
- OFCH

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

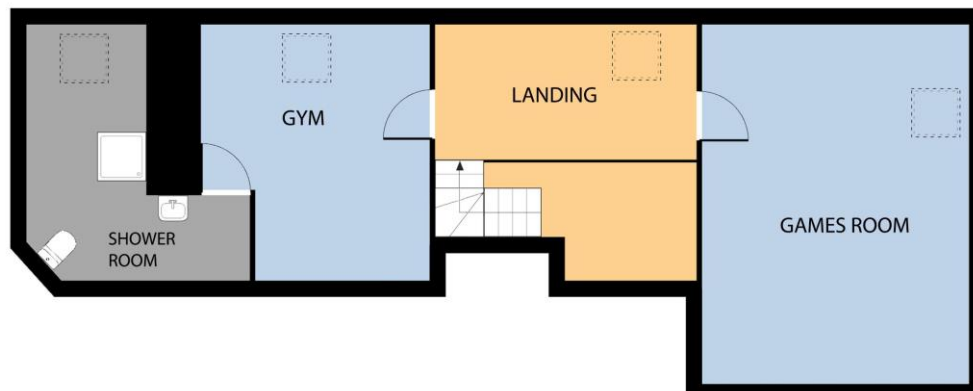
DIRECTIONS: From Wexford proceed down the N25 until you reach the village of Ballinaboola take the right immediately at the Horse and Hound hotel continue on for .8 km and veer right and then take the first right and then the next right onto the L8025 and the house is 1.1km on your right hand side. Eircode: Y35 XE78



GROUND FLOOR



FIRST 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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Building Energy Rating (BER): C1 BER No.: 114147986

Energy Performance Indicator: 153.1 kWh/m²/yr

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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