

FOR SALE

AMV: €350,000

File No. c755.CM



Belgrove Cross, Duncormick, Co.Wexford

- From 1st floor there are spectacular views stretching from Cullenstown to Kilmore Quay, including the Saltee Islands.
- Decorated in roadstone Hallmark stone, this spacious 4 bedroomed family home extends to c. 247 sq.m / 2,658 sq.ft
- A beautiful countryside location only a few minutes' drive from Ballyteigue Loch, ideal for fishing and kayaking.
- Secluded and sheltered site of c. 0.6 Hectares / c. 1.5 acres with mature boundaries and untapped potential.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393

**Kehoe
& ASSOC.**

Belgrove Cross, Duncormick, Co. Wexford

LOCATION: Belgrove Cross is located only 5 minutes' away from Rathangan Village, where local amenities include a Primary school, childcare facility, church, a recently renovated bar and restaurant, community centre and St. Annes GAA club. Overlooking the Saltee Islands, the renowned fishing village of Kilmore Quay is a short 15 minutes' drive away offering beautiful restaurants, coastal walks and sandy beaches. Only 10 minutes' from this property, both Bridgetown and Wellingtonbridge provide important services such as supermarkets, pharmacies, cafés and fuel stations. Wexford town is approximately 20kms away and Rosslare Europort 25kms.

GENERAL DESCRIPTION: This attractive 4-bedroomed dormer is creatively designed to optimise space and light in each room. Extending to c. 247 sq.m / c. 2658 sq.ft this property features a welcoming entrance/hallway, sitting room, open plan kitchen/living/dining area with doorway to integral garage, 4 bedrooms (master ensuite with walk-in wardrobe), one bathroom and one shower room. All upstairs south facing dormer windows boasts spectacular coastal views making this an idyllic countryside family home. Both the Rayburn cooker in the kitchen and the impressive multi fuel stove in the sitting room have back boilers supplementing the heating system. Along with the solar panels, the property is very cost efficient to heat. The property is set on a sizeable 0.6 Hectares / 1.5 Acres mostly covered in mature gardens. An eco-friendly environment provided a sustainable haven for surrounding wildlife.

Viewing is highly recommended., contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	4.91m x 6.25m	With tiled floor, stairs to first floor level and under stairs storage.
Sitting Room	4.97m x 4.54m	With tiled floor, integrated large solid fuel stove with back boiler supplementing the heating and south-facing window.
Bedroom 4	4.13m x 3.33m	With tiled floor.
Bathroom	2.90m x 1.43m	With w.c, w.h.b, tiled shower stall with gravity feed shower which is thermostatically controlled heated by solar panels or solid fuel stove
Hotpress		Water tank, which is heated by the solar panels on the roof and heated by solid fuel stove in the sitting room or the Rayburn cooker in the kitchen.
Kitchen	7.37m 3.96m	With floor and eye-level units, electric hob, oven and extractor, Rayburn 355M solid fuel cooker that supplements the heating with removable log basket along side it, breakfast bar, tiled floor and tiled splashback. Door to:
Utility Room	2.67m x 2.39m	With floor and eye-level units, plumbing for washing machine, fridge, door to back garden and tiled floor.
Dining Room	4.62m x 4.76m	With tiled floor and large south-facing window. Door to:
Integral Garage	5.43m x 3.28m	With sliding wooden door to outside and large chest freezer.
First Floor		
Landing	2.37m x 4.49m	With wood flooring, south-facing dormer window with beautiful views of the Saltee Islands and burrows stretching from Kilmore to Cullenstown Beach.
Bedroom 2 'L Shaped'	2.94m x 5.37 plus 2.68m x 3.49	With wood flooring, south-facing dormer window with beautiful views
Bedroom 3	4.16m x 3.98m	With wood flooring
Bathroom	3.76m x 2.27m	With w.c, w.h.b, bath, bidet and wood flooring.
Master Bedroom	4.76m x 4.08m	With built in wardrobe, south facing dormer windows, wooden floor and ensuite and walk-in wardrobe.
Ensuite	2.57m x 1.37m	With w.c, w.h.b, gravity feed shower with tiled surround and extractor fan.
Walk-in wardrobe	2.09m x 1.36m	

Total Floor Area: c. 246.9 sq.m / c. 2,657.61 sq.ft





Features

- Spacious 4-bedroom family home.
- Presented to the market in excellent condition.
- Energy efficient.
- Very private peaceful country setting.
- Fabulous coastal views of the Saltee Islands.
- 15 min drive / 10.8km to Kilmore Quay.
- Superb open plan kitchen/dining/living area.

Outside

- Concrete entrance avenue with pillared gateway with hanging wrought iron gates.
- Decorated beautifully in roadstone Hallmark stone.
- Peaceful and secluded gardens with fantastic privacy.
- c. 0.6 Hectares/ c. 1.5 Acres with potential for extensive lawn area surrounded by mature trees.
- Eco-friendly environment, a haven for surrounding wildlife.

Services

- Private well
- Solar panelled heating system
- Solid fuel central heating from both the Rayburn cooker and also the multi fuel burning stove in the living room.
- Bio-cycle septic tank treatment system.
- Mains electricity.
- 3 Network works well in the area

DIRECTIONS: From Whitford House Hotel, exit the hotel, turn right onto R733. At the Duncannon Road Roundabout, take the 2nd exit and stay on R733 heading for Duncannon. Stay on R733 for 10.33km and then turn left opposite Geelans Service station onto the R738. Continue for 1.9km then turn right onto L7063. After 1.5km you will reach a staggard T-junction at which proceed straight through. Drive for 2km until you reach a humpback railway bridge and you will arrive Belgrove Cross. Turn left at Belgrove Cross and the property is immediately on your right-hand side. Eircode: Y35 CH90





Building Energy Rating (BER): D2 **BER No.: 113904593**
Energy Performance Indicator: 275.93 kWh/m²/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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Wexford
053 9144393

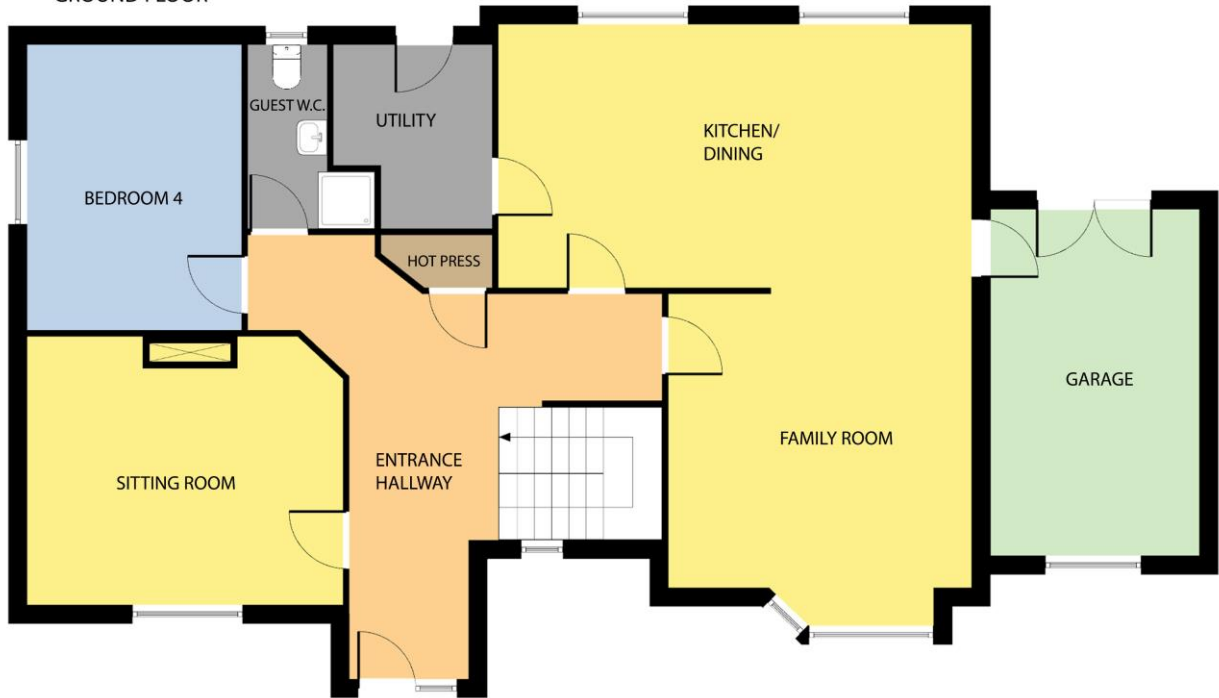
www.kehoeproperty.com

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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