

# FOR SALE

AMV: €310,000

File No. c771.CWM



## Ashwood, Harperstown, Waddingtown, Co. Wexford

- Splendid, detached family home with 4 bedrooms and 2 bathrooms extending to c. 130 sq.m. 1,400 sq.ft.
- Situated on c. 1.06 acres with wonderful lawns, roaming pathways and mature gardens offering privacy.
- Located just off The Newline Road, 500m from the local pub and 15 minutes' drive to Wexford Town.
- Impeccably presented free-flowing and light-filled accommodation.
- Acc. Briefly comprises; entrance hallway, sitting room, kitchen/living/dining room, utility room, 4 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**



## Ashwood, Harperstown, Waddingtown

**LOCATION:** Ashwood is situated at Harperstown and occupies an extensive site extending to c. 1.06 acres. Laid out with wonderful lawns, meadows with roaming pathways, true to its name the boundary is a line of Ash trees and a mature boundary. This location is easily accessible just off the Newline road and about 15 minutes driving distance into Wexford Town. Only 4km from Taghmon Village, 500m from the Newline/R733 Duncannon road and approximately 15km west of Wexford Town. This is a very accessible location and a central location approximately 9km from Wellingtonbridge, 6km from Cleariestown, 8km from Duncormick and some 9km from Murrintown Village. Sandy beaches of Duncannon and Bannow Bay are a short 20 minute drive away.

**GENERAL DESCRIPTION:** Ashwood is a wonderful, detached country family home offering 4 bedrooms, 2 bathrooms (master-en-suite) and extending to c. 130 sq.m. / 1,405 sq.ft. The property has been carefully maintained with quality finishes throughout. Spacious and free-flowing accommodation generous storage spaces throughout with a master en-suite. A large garden room is ideal for a dedicated home office / gym & games room or children's playroom.





## ACCOMMODATION

Entrance Hallway	5.42m x 2.00m	Laminate timber flooring, recessed lights, radiator cover.
Sitting Room	4.37m x 3.56m	Laminate timber flooring, electric fireplace with black marble hearth and timber surround. Radiator cover and built-in storage.
Kitchen/Dining Room	6.84m x 3.56m	Laminate timber flooring, radiator covers, bay window overlooking front garden. Kitchen: floor and eye units, ample counter space. Built-in double oven, electric hob and extractor fan. Integrated dishwasher. Stainless steel sink with tiled splashback. Moveable island unit (on wheels)
Utility Room	2.98m x 1.58m	Tiled flooring, plumbed for washing machine. Ample space for fridge/fridge-freezer along with dryer. Wall mounted presses and counter space. Door to rear garden. Immersion water heater and fitted shelving.
Hotpress		
Master Bedroom	4.00m x 2.60m	Laminate timber flooring, full wall built-in storage units including drawers and mirrors.
En-suite	2.34m x 1.56m	Wash hand basin with overhead mirror and light, w.c. Bath tub with faucet shower head and wall mounted mirrored press. Tiled flooring. Grosfillex panelling.
Bedroom 4	2.98m x 2.67m	(Potential as home office) Laminate timber flooring, built-in shelving. Overlooking rear garden.
<b>Timber stairs leading to first floor</b>		
Landing	2.80m x 1.00m	
Bedroom 2	5.00m (max) x 3.54m	Built-in, treble-bay closets with mirrors. Radiator cover, timber floors and dual aspect windows. Access for further storage into eaves.
Bedroom 3	5.00m (max) x 3.63m	Timber flooring, dual aspect windows, built-in closets, attic access, timber floors.
Family Bathroom	3.19m x 1.85m	Tiled flooring, w.h.b. with over head mirror and under-sink towel rail, w.c. Corner shower stall with Triton T90si electric shower. Grosfillex panelling.

**Total Floor Area: c. 130 sq.m. / 1,405 sq.ft.**







## Features

- Property in excellent condition.
- South / west facing rear garden.
- 20 minutes' drive to a choice of beaches.
- 4 bedrooms (master en-suite)
- Double glazing throughout.
- Broadband
- Mature gardens.

## Outside

- Secure private site of c. 1.06 acres.
- Plenty of trees suitable for hammocks and swings.
- Roaming pathways throughout including a short cut to the local public house.
- Potential for home office / children's playroom in the large storage room.
- A collection of barn storage units for garden tools.
- Potting sheds & further storage

## Services

- Private water well.
- Enviropak treatment sewerage system.
- OFCH
- Broadband
- Gas fire

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

**PLEASE NOTE:** The mirrors in the entrance hallway are excluded from the sale

**DIRECTIONS:** From Wexford's Ring Road on the N25 take the Duncannon Road Roundabout west onto the R733. Travel for approximately 11km arriving at The Coach Inn (on your left). Take the right onto R738 and the property for sale is 500m from the crossroads on your left (For Sale Sign).  
**Eircode Y35 HV21**







GROUND FLOOR

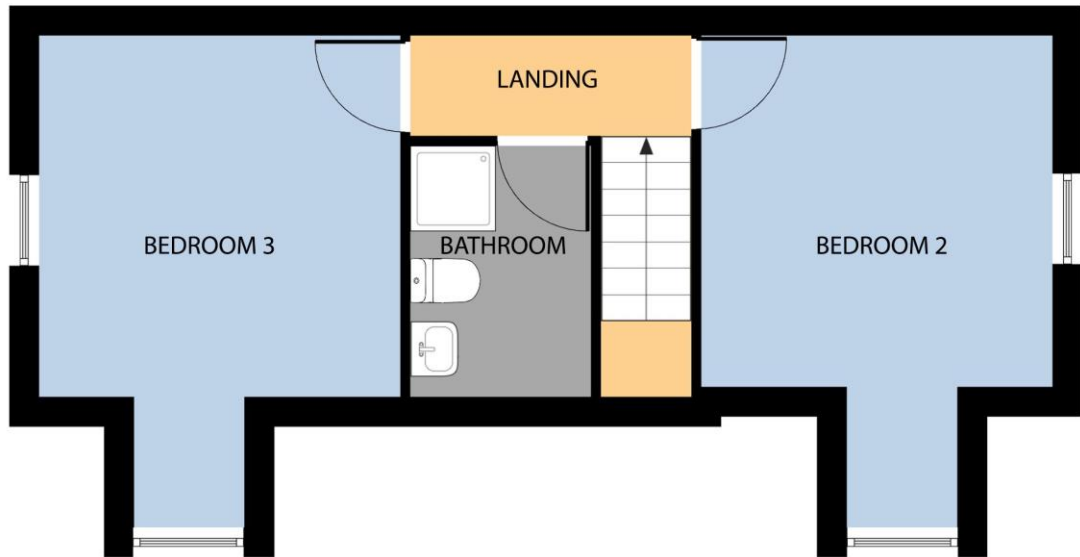


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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



**Building Energy Rating (BER): D1 BER No.: 114295546**

**Energy Performance Indicator: 244.7 kWh/m<sup>2</sup>/yr**

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford

053 9144393

**[www.kehoeproperty.com](http://www.kehoeproperty.com)**

Email: **[sales@kehoeproperty.com](mailto: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

