

# FOR SALE

AMV: €425,000

File No. c801.CM



## Larkinstown, Clonard Great, Wexford

- Exceptional architect designed home situated close to Wexford Town.
- Extending to c. 169 sq.m. / 1,819 sq.ft. with a fine balance between living and bedroom accommodation, all presented in good order.
- A most convenient location, just 1km from Wexford's Ring Road and a short drive to Wexford Town Centre.
- An extensive circa 1.9 acre site with detached garage and wonderful gardens with a large area in lawn.
- Acc. briefly comprises; entrance hallway, kitchen/living/dining room, sitting room/music room, 4 bedrooms (master en-suite), family bathroom & shower room.
- Viewing comes highly recommended and is by prior appointment with the sole selling agents only.



**Kehoe  
& ASSOC.**



Larkinstown is located at Clonard Great, just 1km from the Whitford House Hotel and with easy access to all amenities. A 4 minute drive will take you to the new Loreto Secondary School and this location is very accessible to Wexford Town Centre. The property is also close to Forth Mountain with an abundance of activities including equestrian, forest walks, biking, etc. This area is also close to the villages of Piercestown and Murrintown. This location is also only a short drive to Johnstown Castle Estate, Museum & Gardens.

This substantial 4 bed detached residence offers c. 169 sq.m. / 1,819 sq.ft. of well-proportioned accommodation. It was constructed approximately 20 years ago to a high standard finish and specification. It incorporates many attractive features including wonderful gardens, al-fresco dining area, master bedroom en-suite. This wonderful home enjoys the benefit of a southerly aspect. Properties like this do not come to the market too often so be sure to take this opportunity and arrange a viewing today. It is set on an impressive site of circa 1.9 acres with plenty of mature planting, shrubs and trees. There is a wonderful al-fresco dining area incorporating extensive patio directly off the French doors with the living/dining area. There is internal and external space in abundance. All in all, we highly recommend viewing of this most attractive family home.

Viewing is strictly by prior appointment with the sole selling agents, contact Kehoe & Assoc. on 053 9144393



## **ACCOMMODATION**

Entrance Hallway      2.89m x 2.69m      With vaulted ceiling, attractive solid oak timber staircase, cloaks cupboard.

### **Large Open Plan Kitchen/Living/Dining Room**

Kitchen/Diner      5.02m x 3.64m      With fitted kitchen, extensive wall and floor units, integrated 5-ring gas hob, dishwasher and double oven. Stainless steel sink unit with double drainer, hardwood worktop. Tiled splashback, large windows overlooking rear gardens and al-fresco dining area.

Living Area      7.43m x 5.00m      Feature *Barbas* wood burning stove, timber floor covering, French doors leading to extensive patio and enclosed al-fresco dining area.

Utility Room      3.53m x 1.79m      With fitted wall and floor units, stainless steel sink unit, plumbed for washing machine and dryer. Hotpress adjacent.

Bedroom 4      3.40m x 2.71m      With fitted wardrobes.

Bedroom 3      4.45m x 3.57m

Shower Room      2.08m x 1.51m      In wet-room format. With w.c., w.h.b., walk-in power shower. Tiled shower stall, floor and bath splashback

### **Timber stairs to first floor**

Spacious Landing      5.12m x 2.67m (approx.)

Bedroom 2      3.41m x 2.98m

Master Bedroom      4.44m x 4.34m      Incorporating en-suite

En-suite      With w.c. and built-in vanity unit. Shower stall with Triton power shower. Tiled floor to ceiling. With extensive fitted shelving.

Walk-in Wardrobe

Sitting Room/Office/      4.44m x 3.54m

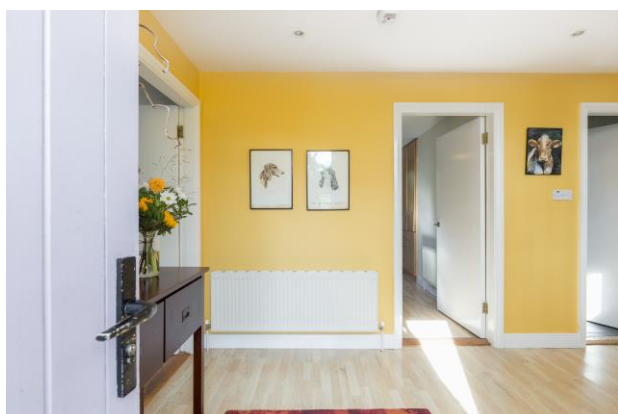
Study

Family Bathroom

With w.c., w.b.h and bath.

**Multi-purpose room at first floor level with large picture windows overlooking gardens**

**Total Floor Area: c. 169 sq.m. / 1,819 sq.ft.**







## Features

- Architect designed home.
- Superb location.
- Large spacious site
- Mature gardens
- Wonderful family home.
- 1km from Kate's Farm Shop

## Outside

- c. 1.9 acre site
- Detached garage
- Tarmacadamed kerbed driveway
- Wide variety of plants and shrubs
- Al-fresco dining area
- Extensive patio

## Services

- Zoned heating system.
- Mains water.
- Sewerage Treatment Plant
- OFCH
- Eircom Broadband available.

**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:** In Wexford Town proceed to the Whitford House Hotel. Continue out the Newline/Duncannon Line Road for a few hundred metres until you come to Kate's Farm Shop on the right- hand side. Proceed straight ahead out the Newline Road for 1km and the property for sale is on the right-hand side. (For Sale signs). **Eircode: Y35 Y2N2**

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 mis-statement. 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): C3 BER No. 114375264**  
**Performance Indicator: 210.63 kWh/m<sup>2</sup>/yr**

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

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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

