

FOR SALE

AMV: €340,000

File No. c620.CWM



Harperstown, Waddingtown, Co. Wexford

- **Countryside living within 10 minutes' drive of Wexford town on c. 0.56 acres.**
- **Spacious bungalow with 4 bedroom, 2 bathroom extending c. 143 sq.m. / 1,540 sq.ft.**
- **Located just off the Newline Road, 500m from the local pub and a short drive to a choice of rural villages with all amenities.**
- **Impeccably presented with high quality finishing and free-flowing accommodation.**
- **Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, sun 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**



**Kehoe
& ASSOC.**

Harperstown, Waddingtown

LOCATION: Kehoe & Assoc are delighted to present this family home situated at Harperstown just off the Newline/ Duncannon Line R733. Countryside living with easy access to Wexford town within ten minutes, this is a very accessible location and central location to a number of rural villages at only 4km from Taghmon, 6km from Cleariestown, 8km from Duncormick, approximately 9km from Wellingtonbridge and some 9km from Murrintown Village. Sandy beaches of Duncannon, Kilmore and Bannow Bay are a short 20 minute drive away. Here you are surrounded by a host of coastal beaches, walks and treks. The Blue Flag Marian of Kilmore Quay is only a 15 minute drive away with a host of award winning restaurants and the annual Seafood Festival. This fun and lively area offers a wide range of marine leisure facilities including fishing, boating and water sports.

A choice of primary schools and secondary schools with school transportation service to the nearby Wexford district schools including the Loreto, the Presentation, CBS, St. Peters, Selskar College and IT Carlow Wexford Campus, which is soon to become part of the South East Technological University.

There are a number of horse-riding schools to choose from and also a full cross-country course at Forth Mountain to the north and Wexford Equestrian Centre to the south.



DESCRIPTION: Countryside living awaits with easy to maintain gardens of c. 0.56 acres, all of which offers freedom and protection for your loved ones and four-legged family members. This is thanks to the enclosed fencing surrounding the property which is discreetly hidden behind the variety of mature hedging.

Inside this home is warm and welcoming offers 4 bedrooms, 2 bathrooms (master-en-suite) and extends to c. 143 sq.m. / 1,540 sq.ft. The property has been carefully maintained with quality finishes throughout. Spacious rooms and free-flowing living accommodation with generous storage spaces throughout.

Outside the large Adman shed can store anything from a vintage car to a family set of kayaks. A fully secured site with gated entrance and fenced throughout, tarmacadam driveway and kerbing with grounds to the rear garden in lawn.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Sheltered Front Porch		
Entrance Hallway	4.82m x 1.54m	Tiled flooring, radiator cover, coving and recessed lights.
Sitting Room	5.15m (max) x 4.28m (max)	Solid timber flooring, coving, front bay window, open fire with cast iron insert and timber surround, t.v. points, built-in shelving.
Kitchen/Dining Room	6.08m x 4.20m (max)	Tiled flooring, built-in solid wood floor and eye level presses, Iroko countertop. Tall cabinets with pantry & integrated fridge. Integrated Hotpoint dishwasher, Hotpoint fridge, Fisher & Paykel oven with Bosch electric 4-ring hob, extractor fan overhead. Space for microwave. Large window with recessed lights built-in overlooking rear garden, coving, ceiling rose, recessed lights and lighting in display cabinets. Open shelving.
Sun Room	3.62m x 3.37m	Solid timber floor, solid fuel Olymberyl stove, t.v. point, recessed lights in alcove timber ceiling. French doors leading to patio area and rear garden.
Utility Room	2.80m x 1.68m	Tiled flooring, built-in floor to ceiling cabinets, counter space and overhead cabinets. Hotpoint washing machine, Hotpoint under-counter freezer, Hotpoint dryer, electrical points. Door to rear garden.
Corridor to:	7.53m x 1.08m	Carpet flooring, hotpress with dual immersion and shelving. Large cloakroom storage space off hallway.
Master Bedroom	3.92m x 3.12m	Timber flooring, coving, ceiling rose.
En-suite	1.79m x 1.58m	Fully tiled, corner shower stall with Triton T90z shower, w.c. and w.h.b. with mirror overhead.
Walk-in Wardrobe	1.49m x 1.42m	Timber floor, built-in shelving, drawers & rails.
Bedroom 2	3.77m x 3.15m	Timber flooring.
Walk-in wardrobe	1.25m x 1.08m	Timber flooring, built-in wardrobes, drawers, shelves and rails.
Bedroom 3	3.74m x 3.13m	Timber flooring, built-in wardrobes and t.v. point
Bedroom 4/Home Office	3.78m x 2.57m	Timber flooring, t.v. point.
Family Bathroom	3.77m x 1.81m	Tiled flooring, coving, fully tiled enclosed corner shower stall with pressure pump shower, corner bath with tiled surround and overhead shower faucet, w.c., w.h.b. with tiled splashback, chrome towel rail.

Total Floor Area: c. 146 sq.m. / 1,540 sq.ft.







Features

- Presented in mint condition.
- 4 bedroom, 2 bathroom
- Free-flowing accommodation extending to c. 143 sq.m. / 1,540 sq.ft.
- Countryside living, yet only 10 minutes drive to Wexford town
- Fully secure site of c. 0.56 acres

Outside

- Gated and fenced throughout
- Tarmacadam driveway
- Adman garden shed
- Pump house
- Mature hedging of griselinia, escallonia and hornbeam

Services

- Private well
- PuraFlo Treatment Plant
- Alarm
- Mains electricity
- OFCH
- Broadband (Fibre due in August)
- Triple glazed windows



PLEASE NOTE: All curtains, blinds, light fittings, kitchen appliances, white goods and painted solid oak King sized Scandinavian sleigh bed are included in the sale.

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'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 right (For Sale Sign).

Eircode: Y35H263

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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Building Energy Rating (BER): C3 BER No. 103628947
Energy Performance Indicator: 218.35 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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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

