

# FOR SALE

AMV: €550,000

File No. d137.CWM



## ‘Meadow View’, Quitchery, Ballymitty, Co. Wexford

- Wonderful panoramic countryside views await at this exceptionally well-presented property
- Located within 10 minutes’ drive of Cullenstown Beach and 20 minutes’ drive from Wexford Town.
- Set on c. 1.06 acres of manicured gardens, gated with a stone driveway.
- Stunning interiors with 4 bedrooms, 4 bathrooms and extending to c. 270 sq.m. / 2,906 sq.ft.
- Accommodation in brief comprises of: entrance hallway, sitting room, living room, kitchen/dining room, sun room, utility room, bathroom and four bedrooms (two en-suite).
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## ‘Meadow View’, Quitchery, Ballymitty

**General Description:** Meadow View is located in one of the most picturesque countryside areas of County Wexford yet only 20 minutes from Wexford town. Surrounded by a host of coastal beaches, walks and treks. The Cullenstown Beach is only 10 minutes’ drive away and the Blue Flag Marina of Kilmore Quay is only 18 minutes’ drive away with a host of award winning restaurants and the annual Seafood Festival. This fun and lively area offers a wide range of equestrian activities, marine leisure facilities including fishing, boating and water sports. Wellingtonbridge village with a superb SuperValu is reached within 4.6km. The Ballymitty National School and church is a short 2.5km drive away and the Bannow Ballymitty GAA club is located 3km from the property.

Access to the property is an easy 3km drive from the R733 Wexford to Arthurstown road and only 18km from the N25 Wexford Ring Road where major routes to Dublin via the M11 and western routes to Waterford / Cork.

On approach the high walls and tall gates welcome guests to this manor style property approached on a stone filled driveway, kerbs with gardens in lawn on each side. The rear of the property faces onto the rolling countryside views and agricultural fields with mature boundaries to the right and newly planted trees offering privacy and seclusion.

Meadow View was built in 2008 and by design it offers bright and spacious interiors with a B2 energy rating. Inside the property is exceptionally well finished to high standards with solid oaks floorings, a state of the art kitchen and spacious living quarters.

A must view, to arrange an appointment please contact the sole selling agents, Kehoe & Assoc. on 053 9144393



## ACCOMMODATION

Entrance Hallway	5.56m x 3.07m	Solid oak timber flooring, double height ceiling with apex window offering lots of light, crystal chandelier. Carpeted mahogany staircase leading to first floor.
Formal Sitting Room	6.51m x 4.87m	Carpet flooring, dual aspect lighting with windows overlooking front & side gardens. Feature fireplace, ready for solid fuel stove (decorative stove in place currently). T.V., electrical points and broadband point.
Second Sitting Room	5.37m x 4.87m	Solid oak timber flooring, feature fireplace with timber surround, granite tile insert & solid fuel stove. Dual aspect lighting, overlooking front & side garden. Double doors leading to:
Kitchen/Dining Area	8.06m x 5.80m (max)	Tiled flooring with mosaic design. Coving and dining room, downlighters. Fitted kitchen with floor & eye level cabinets, polished marble countertop, splashback & windowsill. Double drainer Belfast sink and filtered water tap. Integrated Bosch dishwasher, integrated pantry drawers, LG fridge-freezer. Large centre island with Rangemaster Toledo XT dual fuel, 5-ring gas hob, with warming plate and extractor fan overhead, ideal for family entertaining, keeping the chef engaged with their guests. Door to:
Sun Room	3.51m x 3.48m	Tiled flooring.
Utility Room	3.26m x 3.02m	Tiled flooring, built-in floor & eye level cabinets, internal Grant boiler, double drainer stainless steel sink, Fisher & Paykel washing machine. Door to:
Shower Room	3.02m x 1.47m	Tiled flooring, half-tile-wall surround, large enclosed tiled shower stall with Galaxy G7000 shower, extractor fan overhead. W.C., w.h.b. with mirror & shelf overhead.

### **Mahogany carpeted staircase to first floor**





Spacious Landing	5.56m x 2.82m (max)	Carpeted flooring, overlooking double height foyer, apex window and views of countryside hills to the front. Stira attic access.
Master Bedroom	5.64m x 3.63m	Carpet flooring, built-in treble bay wardrobes with drawers, t.v. points, large bay window overlooking rear garden and rolling countryside views.
En-suite	2.15m x 1.61m	Tiled flooring, enclosed tiled shower stall with Mira pressure pump shower & extractor fan overhead, w.c., w.h.b. and built-in shelving.
Bedroom 2	5.27m x 4.88m	Carpet flooring, built-in treble bay windows, dual aspect overlooking front & side garden. Storage into eaves.
Bedroom 3	4.93m x 4.87m	Carpet flooring, two windows overlooking front garden.
Walk-in Wardrobe	1.45m x 1.23m	With shelving & rails.
En-suite	2.34m x 1.55m	Fully tiled, part mosaic tiles. Pressure pump shower with multiple showerheads, w.c., w.h.b. with mirror and shelving overhead. Built-in shelving.
Bedroom 4	4.86m x 3.03m	Carpet flooring, two windows overlooking rear garden and countryside views, electrical points.
Family Bathroom	2.98m x 2.48m	Tiled flooring and part-tiled walls, enclosed tiled shower stall, bath, w.c. & w.h.b.
<b>Total Floor Area: c. 270 sq.m. / 2,906 sq.ft.</b>		





## Features

- Located 20 minutes from Wexford Town
- Easy access off the R733 connecting to the N25 / N11
- Cullenstown Beach only 10 minutes' drive
- 4 bedrooms, 4 bathrooms
- Extending to c. 270 sqm. / 2,906 sq.ft.

## Outside

- Panoramic countryside views
- Set on c. 1.03 acres
- Manicured gardens
- Gated entrance & stone driveway
- Concrete grounds to the side & back. Dedicated patio
- Garage (5.10m x 4.89m) double door access & pedestrian door access. Concrete floor, electrical power supply.
- Pump house to the side.
- Rainwater harvest butt

## Services

- Mains water
- Treatment Plant
- OFCH
- Broadband (Sky)

**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:** Eircode: Y35 PP80





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.



**Building Energy Rating (BER): B2 BER No. 111491866**  
**Energy Performance Indicator: 111.76 kWh/m<sup>2</sup>/yr**

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

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