

FOR SALE

AMV: €395,000

File No. d147.CWM



Hawthorn Lane, Clonmines, Wellingtonbridge, Co. Wexford

- Hawthorn Lane is where the birds song is cheerfully heard throughout the day
- Architecturally designed property extending to c. 224 sq.m. / 2,411 sq.ft.
- Enclosed private gardens extending to c. 0.61 of an acre with orchard
- Impressive 4 bedroom, two bathrooms with spacious living areas leading to the gardens
- Accommodation in brief comprises of entrance hall, open plan living/kitchen/dining area, mezzanine library area, utility laundry room, home office with large storage areas, master bedroom and three further bedrooms (one en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Hawthorn Lane, Clonmines, Wellingtonbridge, Co. Wexford

General Description: Hawthorn Lane is located in the picturesque location of Bannow Bay, where the shore walk way is only 1km from your doorstep, pony trek trails and tons of Wexford beaches await. The location is central to Wellingtonbridge, within 3km of all amenities at Wellingtonbridge village including, restaurants, pubs, pharmacy, post office, SuperValu shop, garden centres, schools, church and the stunning Bannow Bay Estuary. Wellingtonbridge itself is only 25 minutes' drive from Wexford town and New Ross.

On arrival to Hawthorn Lane the lane opens up to present an architecturally designed property built in 2004 with a beautiful oak stained cladding and white stone finish. Internally the accommodation is characterised by space and light with features such as double-height vaulted ceilings, mezzanine area, two sets of doors in central entrance hallway leading out to enclosed garden patio area. The accommodation is well proportioned, bright and spacious and laid out over c. 2,411 sq.ft. / 224 sq.m with high quality finishes. The kitchen, dining and living room at the heart of the property is spacious and bright with multi aspect and windows positioned to share the nature sounds within the home. The three bedrooms on the ground floor all host impressive windows touching nature in each room. Upstairs the large room is cleverly adapted to work as a home office and positioned storage space. Then the fourth bedroom with ensuite is perched above the enclosed gardens with a beautiful vantage point.

In the gardens the orchard hosts a collection of apple trees, pear trees, cherry trees and black currant bushes, along with a mixture of Irish trees and hedging native to the local area.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



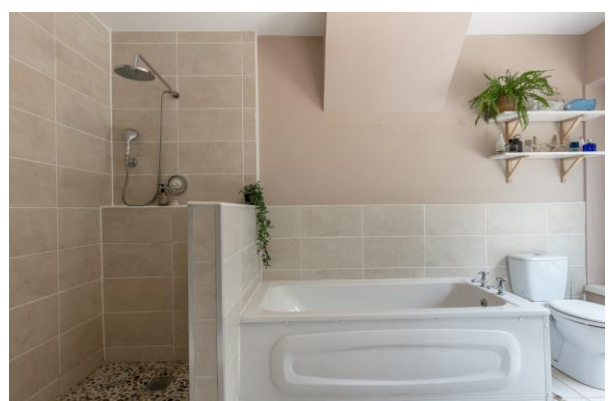
ACCOMMODATION

Entrance Hallway	4.11m x 3.42m	Tiled flooring, dual aspect lighting, rear pedestrian door and front door leading out to patio in the enclosed garden. Recessed lights.
Open Plan Living/ Kitchen/Dining Area	8.80m x 4.97m	Living Area: timber laminate flooring, solid fuel stove centrally located. Multiple aspects looking out onto Hawthorn Lane, enclosed garden & patio area. Window seat overlooking patio area. Electrical points, recessed lights & Velux overhead. Kitchen: tiled flooring, floor level cabinets, lots of countertop space, centrally located stainless steel sink & drainer. Long window inviting the outdoors in. Belling electric oven, steel splashback and tiled splashback surrounding all counter space. Double height ceiling and multiple aspects bringing light into this spacious room.
Utility/Laundry Room	3.60 x 2.05m	Timber laminate flooring, raised utility area on tiles. Zanussi 10kg washing machine and 6kg Whirlpool dryer overhead. Bendix dishwasher, Whirlpool chest-freezer, fridge-freezer. Built-in storage with shelving and laundry pockets underneath. Electrical points. 'Jack & Jill' to hallway & kitchen.
Mezzanine	4.95m x 4.09m (max)	Access via Stira, electrical & telephone points. Ideal for home office/study area, overlooking kitchen/dining area
Central Corridor	8.89m x 1.06m	Three windows overlooking courtyard, offering lots of light. Timber laminate flooring. Hotpress with dual fuel immersion and ample shelving.
Master Bedroom	4.99m x 2.96m	Timber laminate flooring, dual aspect windows with large corner windows overlooking rear garden.
Bedroom 2	3.78m x 3.48m	Timber laminate flooring, built-in shelves & rails, large window overlooking side garden.
Family Bathroom	3.77m x 2.68m	Tiled flooring, large enclosed tiled shower stall with bespoke pebble-stone flooring, Mira pressure pump dual shower unit including rainwater showerhead. Built-in bathtub with half-wall tiled surround, w.c., w.h.b. with counter space and built-in cabinets, laundry basket slot, tiled splashback, mirror & lighting overhead.
Bedroom 3	4.70m (max) x 4.30m	Timber laminate flooring, walk-in wardrobe with shelving & rails. Large dual aspect bay window overlooking central patio area and side gardens.

Timber staircase to first floor

Landing	2.11m x 0.96m	Velux window overhead. Four steps up to:
Open Plan Office & Storage Area	9.36m x 3.82m	Painted timber floorboards, new Velux to be installed
Bedroom 4	5.00m x 4.48m (max)	Timber flooring, shelving & useful office space. Dual aspect lighting including a large window overlooking central courtyard area and enclosed gardens. Attic access.
En-suite	2.32m (max) x 2.07m	Tiled flooring, enclosed tiled shower stall with Triton T90si shower, w.c., w.h.b. with tiled splashback, mirror and lighting overhead.

Total Floor Area: c. 224 sq.m. / 2,411 sq.ft.





Features

- Architecturally designed property
- Extending to c. 224 sq.m. / 2,411 sq.ft
- 4 bedrooms, two bathrooms
- Spacious living areas

Outside

- Site c. 0.61 of an acre
- Orchard with a variety of fruit trees
- Irish Native trees and hedging
- Enclosed private gardens

Services

- Mains Water
- Septic Tank
- OFCH
- Broadband
- Electricity Isolation Switch (Suitable adoption for PV)

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

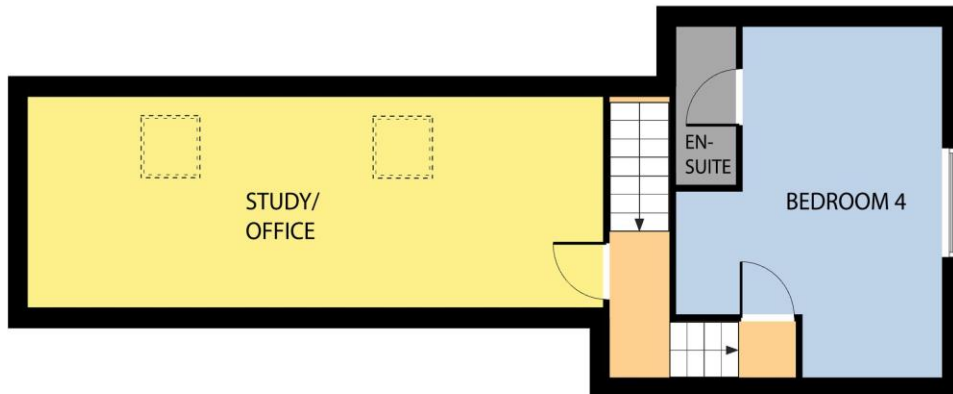
Directions: Eircode: Y35 KP27



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 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): D2 BER No. 115048191
Energy Performance Indicator: 264.78 kWh/m²/yr

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

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