

# FOR SALE

AMV: €280,000

File No. d164.CWM



## ‘Sea Breeze’, Sigginstown Tacumshane, Co. Wexford

- Wonderful sea views and Saltee Island views.
- 4 bed, 2 bath bungalow extending to c. 123 sq.m. / 1,324 sq.ft.
- Built in circa 2000 and fitted out in 2005.
- Superbly presented and well maintained.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen with dining room off, utility room, corridor to bedrooms, master bedroom with en-suite, 3 further bedrooms and family bathroom.
- arrange a suitable viewing time, contact the sole selling agents.



**Kehoe  
& ASSOC.**

## ‘Sea Breeze’, Sigginstown, Taccumshane

**Location:** Located in the cornerstone of Ireland’s Ancient East and is abounding with historically significant landmarks and attractions, each with their own story to tell. The property is adjacent to the ancient story of Sigginstown Castle, the Norman Skyscraper which towers over the beautiful green countryside, and St. Catherine’s medieval church ruins along the Norman Way. A short distance of 1.5km is the only surviving complete windmill of its kind in Ireland at Tacumshane Windmill. This is also home to the highly rated Meyler’s Millhouse Bar and Restaurant. This property presents an opportunity to live among the ancient beauty in remarkable landscape down quiet country lanes, by beautiful seaside villages and stunning beaches.

The family home is approximately 5km from Broadway and 6km from Lady’s Island, a local bus serves nearby primary schools and secondary schools in Wexford town with high academic and sporting performance records. Only a short drive from the gateway to Europe at Rosslare Europort the area offers a flourish of restaurants and shops, there is horse riding, endless sandy beaches to walk, kite surfing, bird watching, and a strong creative community, including the local Kilmore Quay Seafood Festival.

On your doorstep is a wide range of beaches to be discovered including the sandy dunes of Rostoonstown where the World Shore Anglers fish and the World Kite-Surfers dance in the air, St. Margaret’s Beach and Carne Beach. If you enjoy long treks along the water’s edge the uninterrupted beach walk from Rostoonstown to Carnsore Point will stretch your legs.

Location is Key!

- 6km / 7 minutes from Lady’s Island
- 13km / 16 minutes from Rosslare Strand
- 18km / 20 minutes from Wexford Town
- 14km / 17 minutes from Kilmore Quay
- 12km / 15 minutes from Rosslare Europort
- 73km / 65 minutes from Waterford City
- 82km / 72 minutes from Waterford Airport (new runway extension granted)
- 152 km from Dublin City
- 175 km from Dublin International Airport

Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

Entrance Hallway	3.98m x 1.75m	Tiled flooring, double door closet, storage and boot room.
Sitting Room	4.72m (max) x 4.47m	Solid timber flooring, open fireplace with cast iron surround and timber mantelpiece. Bay window overlooking front garden and second large window overlooking side garden.
Kitchen	4.04m x 3.28m	Tiled flooring, floor & eye level cabinets, integrated Whirlpool double oven, counter space, 4-ring gas hob with extractor fan overhead. Double drainer stainless steel unit with tiled splashback. Integrated Candy dishwasher, integrated fridge-freezer, space for microwave. Second worktop counter with tiled splashback and display cabinets overhead. Alcove to:
Dining Room	4.53m x 3.30m	Tiled flooring, French doors to rear patio, overlooking to sea views and Saltee Islands. Insert solid fuel stove with cast iron surround and timber mantelpiece. Large side window overlooking side garden.
Utility Room	2.30m x 1.61m	Tiled flooring, floor & eye level cabinets, solid timber worktop with tiled splashback & Belfast sink. Whirlpool washing machine. Internal Grant boiler (installed new in 2017), electrical points, Bio-crete service point.
Corridor to Bedrooms	7.99m x 0.84m	Dual fuel immersion hotpress with double doors, lots of shelving and storage.
Master Bedroom	3.62m x 3.26m	Timber laminate flooring, built-in closets, drawers and beauty station. Large window overlooking sea views and Saltee Islands.
En-suite	1.84m x 1.55m	Fully tiled, enclosed corner shower stall with Triton T90z shower, w.c., w.h.b. with wall-mounted cabinet overhead.
Bedroom 2	2.94m x 2.30m	Carpet flooring, large window overlooking front garden.
Bedroom 3	2.99m x 2.86m	Carpet flooring, large window overlooking front garden, t.v. point.
Bedroom 4	3.67m (max) x 2.98m	Carpet flooring, large window overlooking front garden.
Family Bathroom	3.25m x 1.81m	Fully tiled, bath, separate enclosed shower stall with Triton T90si shower, w.c., w.h.b. with shelving and mirror overhead, shaving point plug.

**Total Floor Area: c. 123 sq.m. / 1,324 sq.ft.**





## Features

- Wonderful sea views
- Located within walking distance of numerous beaches.
- 4 bed, 2 bath
- Extending to c. 123 sq.m. / 1,324 sq.ft.

## Outside

- Site extending to c. 0.54 acres with rear south-facing to the rear.
- Front gardens in lawn
- Gravel & kerbed driveway
- Two garage sheds, workshop station and storage shed
- Patio garden to the rear overlooking beautiful sea views & Saltee Islands.
- Enclosed paddock.

## Services

- Mains water
- Bio-Crete Treatment Plant
- OFCH
- Broadband.

**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 WC97

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. 115194565**  
**Energy Performance Indicator: 205.8 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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