

FOR SALE

AMV: €370,000

File No. d172.CWM



9 Rock of Bree, Bree, Co. Wexford

- Located in Bree Village within walking distance to shop, pub, and a range of community activities.
- Within minutes of the M11 and only 1 hour drive from South County Dublin
- Superb countryside location within a small development of nine houses.
- Presented in exceptional condition throughout with a new fully fitted kitchen, expanding to c. 157 sq.m. / 1,690 sq.ft.
- Accommodation in brief: Entrance hallway, Sitting Room, Open plan kitchen / dining / living room, utility room, four bedrooms (two ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents.



**Kehoe
& ASSOC.**

9 Rock of Bree, Bree, Co. Wexford

General Description: Nestled in a picturesque woodland area of Bree Village, adjacent to the scenic area of Bree Hill, Edermine with the River Slaney and the smaller River Boro offering woodland walks, trout fishing and water sports. Enniscorthy 18-hole Golf Club is 7km away, 9km south of the historic town of Enniscorthy and only 7km from the new M11 motorway routing north to Dublin. The property is located in the vibrant village of Bree which offers a Creche, Primary School, GAA and Athletics grounds, Handball / Squash Court, Community Centre, playground, shop, post office, church, and many local community clubs. Meánscoil Gharman at Brownswood House the stately home turned school campus, once owned by internationally renowned designer Eileen Gray, is less than 6km away and a selection of other secondary schools are in Enniscorthy town with almost door to door transport options.

The property was built in 2005 and sits on the corner site of this small development of only 9 houses. It uniquely offers a pedestrian side access from the quaint road on Knockduff Lane, ideal for your daily walks. The enclosed gardens are south westerly facing and the ideally positioned pergola allows for you to comfortably enjoy all weather al fresco dining.

Inside the property is brightly soaking in the daylight with architecturally design aspects and well positioned windows extending to c. 157 sq.m / 1,690 sq.ft. with four bedrooms, two on the ground floor and two upstairs both of which have large walk-in-wardrobes and ensuites. The heart of this home is the most beautiful open plan kitchen, dining and living area with a newly installed fitted kitchen. The kitchen offers high quality finished floor and eye level cabinets, quartz counters and splashback, integrated Bosch dishwasher, Professional Range Master double oven, 5 induction hob cooker. And then there is the extensive pantry space with adjacent double-door Siemens fridge-freezer with a separate centre island with oak countertop and breakfast bar area. Many will want to spend time cooking and baking in this well-appointed kitchen.

A must view to appreciate all that is on offer here. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	4.90m x 2.28m	Engineered timber floors, double height vaulted ceiling with large window offering lots of light. Alarm.
Sitting Room	4.50m x 4.35m	Timber laminate flooring, space for solid fuel stove with black granite hearth and timber mantelpiece. T.V. & electrical points, radiator cover, large window overlooking front gardens.
Kitchen	5.41m x 4.06m	Laminate flooring, double-height ceiling with recessed lights. New fitted kitchen with floor & eye level cabinets, Quartz worktop & Quartz splashback. Double stainless-steel sink with Quartz drainer, integrated Bosch dishwasher, Professional Range Master double oven, 5 induction hob cooker, extractor fan overhead. Extensive pantry space, double-door Siemens fridge-freezer. Centre island with oak countertop and breakfast bar area.
Dining/Living Room	6.38m x 4.82m	Timber laminate flooring, double-height ceiling with Velux and dual aspect lighting. Mulberry solid fuel stove (with back boiler supplementing the OFCH), Liscannor stone hearth & timber mantelpiece. T.V. points, upright radiators. French doors leading out to rear garden.
Utility Room	3.06m x 1.96m	Tiled flooring, floor to ceiling storage cabinets, space for washing machine & dryer. Door to rear garden.
Corridor to Bedrooms	4.47m x 1.09m	Timber laminator flooring, radiator cover, storage space under staircase.
Bedroom 3	4.88m x 2.83m	Carpet flooring, radiator cover, featured panelled wall with wall lights and decorative wallpaper. Large window overlooking front garden.
Bedroom 4	3.56m x 3.07m	Carpet flooring, window overlooking front garden.
Family Bathroom	3.04m x 2.04m	Tiled flooring, half-tiled wall surround, enclosed tiled shower stall with mains shower. Bath, w.c., w.h.b. with lighting overhead.

Carpeted timber staircase leading to first floor





Landing	1.95m x 1.04m	Carpet flooring, Stira access to attic
Master Bedroom	4.56m (max) x 4.50m (max)	Timber laminate flooring, four-bays of built-in wardrobes on one entire wall. Feature bay window, dual aspect overlooking front greens. Electrical & t.v. points.
Hotpress / Walk-in Wardrobe	3.13m x 1.17m	Carpet flooring.
En-suite	1.86m x 1.85m	Tiled flooring, enclosed tiled shower stall with Triton Novel SR shower. W.C., w.h.b. with cabinet underneath, Chrome radiator towel rail. Velux overhead.
Bedroom 2	5.11m (max) x 3.06m	Timber laminate flooring, feature bay window, dual aspect.
Walk-in Wardrobe	2.69m x 0.98m	Timber laminate floor, shelves & rails. Door to:
En-suite	2.69m x 1.72m	Tiled flooring, enclosed tiled shower stall with Triton T90si shower. W.C., w.h.b. with light overhead. Velux lighting.
Total Floor Area: c. 157 sq.m. / 1,690 sq.ft.		





Features

- Located in Bree Village
- Easy access to the M11
- Newly installed kitchen
- Small development of only 9 houses.
- 4 bedrooms, 3 bathrooms
- Extending to c. 157 sqm / 1,690 sq ft

Outside

- Enclosed South Westerly facing gardens
- Perfectly positioned pergola for all weather al fresco dining
- Private pedestrian access onto Knock Duff Lane.
- Adman Garden Shed
- Concrete Driveway

Services

- Mains water
- Mains drainage
- OFCH
(supplemented by back boiler)
- Smart meter
- Fibre 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: Eircode: Y21 NX54



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): C1 BER No. 107306862
Energy Performance Indicator: 164.89 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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