

FOR SALE

AMV: €380,000

File No. c936.CWM



‘Airlie House’, Palace, Clonroche Enniscorthy, Co. Wexford

- Countryside location with easy access, just off N30 Enniscorthy/New Ross road.
- 4-bedroom family home, presented in excellent condition and high B3 building energy rating.
- Extending to c. 179 sq.m. / 1,926 sq.ft. and set on 0.64 of an acre.
- mature private site with wonderful gardens, children’s play areas and al-fresco dining areas.
- Accommodation briefly comprises of entrance hall, sitting room, kitchen / dining room with sunroom, utility room, Jack & Jill bathroom to bedroom and back porch. Upstairs three further bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

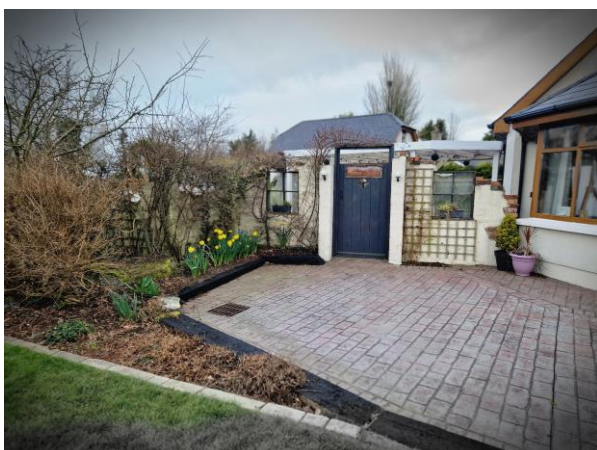


**Kehoe
& ASSOC.**

‘Airlie House’, Palace, Clonroche, Enniscorthy

LOCATION: This family home is situated just off the main N30 road, less than a minutes’ drive from the main road linking Enniscorthy town to New Ross town and beyond. It is also only a 90 minutes’ drive from Dublin. This is a wonderful countryside location with rolling hill views and on the most sought after addresses in this general area.

All amenities are close to hand including a choice of primary schools with the excellent Raheen primary school within a few minutes’ drive, Clonroche N.S and Donard Poulpeasty N.S. Secondary schools are very well catered for in nearby New Ross with Good Counsel, CBS and The Mercy and also to the Enniscorthy schools.



GENERAL DESCRIPTION: Kehoe & Assoc are delighted to offer this truly magnificent, detached country house built in 2007 with a timber frame. This wonderfully appointed home extends to c. 179 sq.m. / 1,926 sq.ft. This home is approached via a gated entranced driveway which leads to the rear of the house upon cobble lock style matcrete concrete finish offering ample parking. The welcoming al fresco dining area is perfectly position in the garden to make the most of the sunny southeast weather conditions and admire the wonderful blossoms across the gardens. Overall, the property is set on approximately 0.64 acres. The large garage c. 53 sq.m. with roller door and side door access hosts a w.c and w.h.b., a stair to loft space offers plenty of storage – built to exacting standards and certainly this structure has the possibility for conversion to a guest lodge house.

Within the residence there is free-flowing and well-appointed accommodation. There are 4 bedrooms (one located on the ground floor) and plenty of reception space. From the moment you enter over the threshold, the hallway is wonderfully welcoming and bright showcasing the beautiful staircase, one realises this is a home of impeccable standards. The property enjoys gracious and well-proportioned accommodation which has been tastefully decorated and very well maintained. All in all, this is a superb family home and has a lot to offer any family wishing to move to this sought-after location.

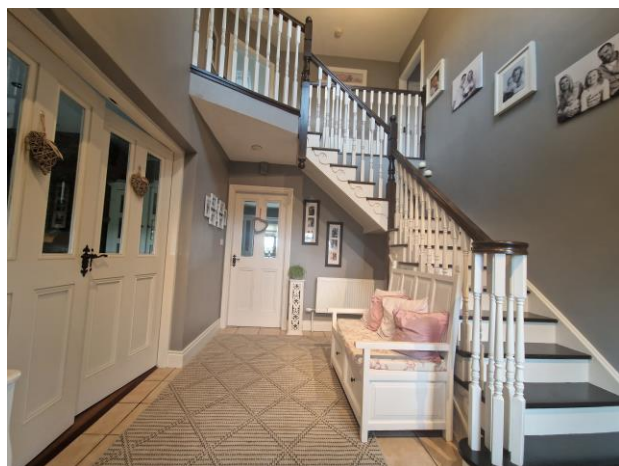
To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com

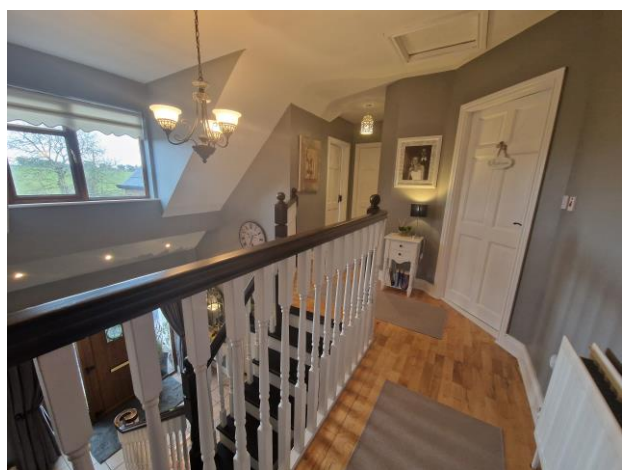


ACCOMMODATION

Entrance Hallway	4.14m x 3.03m	Tiled flooring, double height ceilings, with impressive staircase to landing, brightly lit with daylight hours as well
Sitting Room	5.26m x 4.84m	Timber laminate flooring with feature fireplace and stone wall surrounding, solid fuel stove, Liscannor stone hearth and timber mantelpiece, large bay window with window seat, coving, recess lights, dual aspect windows..
Kitchen/Dining/Living Area	11.45m x 3.74m	Tiled flooring throughout. Living Area - stove with stone surround and timber mantelpiece, Liscannor stone hearth. Kitchen area with breakfast counter and island centred, floor and wall cabinets throughout, Belfast sink and display spaces. Hotpoint free-standing range cooker & Bosch dishwasher. Sunroom area with double doors leading out to south south-westerly facing patio for alfresco dining.
Utility Room	3.74m x 2.24m	Tiled flooring, built-in cabinets, and storage, plumbed for washing machine and dryer.
Gust W.C. (Jack & Jill to GF Bedroom)	2.00m x 1.45m	Tiled flooring, w.c., w.h.b., cabinet. Half-wall panelling.
Hotpress	1.45m x 1.22m	Tiled flooring, hanging and shelving space. Door leading to rear garden and courtyard..
Bedroom 4	3.96m x 3.58m	Timber laminate flooring.
Timber staircase to first floor		
Landing	2.44m x 1.10m	
Master Bedroom	4.31m (max) x 3.59m	Timber laminate flooring. 'His & Hers' walk-in wardrobe
Walk-in Wardrobe (His)	1.53m x 1.00m	
Walk-in Wardrobe (Her)	3.17m x 1.00m	
Family Bathroom	4.04m (max) x 2.67m (max)	Tiled flooring, fully tiled, recess lights, Velux window, jacuzzi bath built-in with tiled surround, large corner shower unit with a Triton T90si, w.h.b., w.c.
Bedroom 2	4.88m x 3.57m	Timber flooring, large window overlooking front garden.
Bedroom 3	3.93m x 2.88m	Timber laminate flooring.

Total Floor Area: c. 179 sq.m. (c. 1,926 sq.ft.)







Features

- 4 bedroom, 2 bathroom
- Extending to c. 179 sq.m. / 1,926 sq.ft.
- B3 Energy Rating
- c. 0.64 acre site
- Located just off the N30 Enniscorthy to New Ross road

Outside

- Mature splendid gardens
- Purpose-built patio dining
- Cobblelock style matcrete
- Garage with roller door access, w.c. and stairs to loft storage
- Gated entrance

Services

- Mains water
- Blackstairs Water Group - €60 p.a.
- Septic tank
- OFCH
- Wired for an alarm
- 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: From Wexford town, proceed out the R730 road and cross the N11 back onto the R730 passing the Heritage Park on your left-hand side. Continue for 1.7km and turn left under the railway bridge taking the immediate right to continue on the R730. Continue straight to stay on the R730 for a17km. Turn left onto the N30 passing Beechdale Garden Centre on your right. Continue through the village of Clonroche heading west on the N30 then c. 2.5km turn left (directional signage) and travel 300mtrs the property for sale is on your right. Eircode: Y21N248



Building Energy Rating (BER): B3 BER No. 114659352
Energy Performance Indicator: 147.04 kWh/m²/yr

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

Sales Agent

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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