

FOR SALE

AMV: €450,000

File No. c998.CWM



‘Hillricade’, Ballindinas Barntown, Co. Wexford

- Much sought-after location in Barntown, Wexford, 650 metres from the N25, within 9 minutes of Wexford’s Main Street and 12 minutes from the M11 Dublin Motorway.
- Newly refurbished family home, 4 bed, 2 bathrooms, extending to c. 191 sq.m. / 2,055 sq.ft
- Situated on c. 0.74 acres with separate gym & office/recreational studio, extending to c. 96 sq.m. / 1,033 sq.ft.
- Privacy and tranquility amongst the mountain forests, tucked-away down a private cul-de-sac.
- Walking distance to Barntown Primary School and a host of Forth Mountain Walking Trails.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/ dining/living room, sun room, utility, 4 bedrooms (master en-suite), bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Hillricade’, Ballindinas, Barntown

Location: This superb family home at ‘Hillricade’ is situated approximately one minute drive from the main N25 road linking Wexford town to New Ross town and beyond. Only 9 minutes’ drive to Wexford town, 20 minutes to Rosslare Harbour Europort and a host of attractive sandy beaches.

A wonderful countryside location on c. 0.74 acres adjacent to the popular suburb village of Barntown. The stunning popular scenic treks of Carrigfoyle Lake and the Three Rocks Trail Forth Mountain are within walking distance. All amenities are close to hand including a choice of primary schools with the newly built Barntown primary school within walking distance. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and IT Carlow Wexford Campus. Also on offer is a school transportation service to the New Ross district schools including the Good Counsel, CBS, The Mercy and Holy Faith. Wexford General Hospital, Wexford Local Authority Offices and Department of Environment offices are all reached within 8 minutes’ drive.

Barntown community is vibrant offering many sporting activities for all ages ranging from community centre activities, new squash courts, children’s playground, new soccer pitch, rounders club, riding stables, cross country course and close by is the popular Glynn-Barntown GAA Club, Wexford Rugby Club and Wexford Boat Club. There are a number of horse-riding schools to choose Kingsford Equestrian Centre and Shelmalier Stables, there is also a full cross-country course at Forth Mountain Stud.

Today’s tight planning conditions in this locality make it unlikely for many to acquire such a house and this is an opportunity to live an enviable lifestyle in this popular location.

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.

Carrigfoyle Quarry



Description: On arrival to “Hillricade” the panoramic views are immediately impacting and will arrest your attention. The property is located via the private cul de sac access road on a tarmac driveway and is privately elevated offering a haven of peace. Built in c. 1998, this four bedroom, two bathroom family home stands impressively on the manicured gardens with easy to maintain lawns, established planting with mature trees and sheltering hedge boundary. The grounds are finished very well with the most welcoming south westerly facing patio off the main house, the ideal al-fresco dining environment.

Inside the home continues to impress with recent refurbishments and high-quality finishes, attention to detail and well thought out living areas, it is spacious throughout and extends to c. 191 sq.m. / 2,055 sq.ft. The owners have created a house where the focal point is the flowing reception rooms, which encompass an entrance hall leading through to the open plan kitchen / dining room flowing onwards to the sun room with solid fuel stove. Off the hallway is a sitting room with feature fireplace and three windows overlooking the long range views. The ground floor accommodations include three double bedrooms and bathroom and upstairs a generous main bedroom suite with large walk- in wardrobe and separate ensuite. There is also a large attic room ideal for storage.

The gym/ office building comprises of a large open plan area with impressive views, three additional rooms ideal for multiple offices for the busy family working from home
All in all this most impressive property at “Hillricade” is a must view for any family seeking to locate in the south east of Ireland – a location of choice for many industry and business leaders, creative people, and those seeking a better and more beautiful way of life, while still being close to major hubs.



ACCOMMODATION

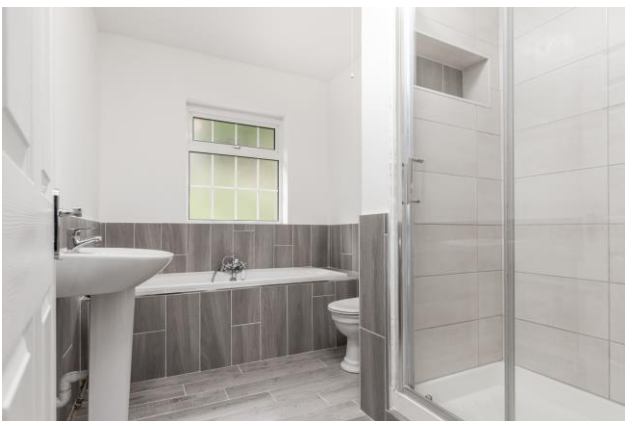
Storm Porch	1.75m x 0.73m	Tiled flooring, steps into:
Entrance Hallway	4.57m x 1.60m	Timber laminate flooring, coving, stairs to first floor.
Sitting Room	4.57m x 3.68m	Timber laminate flooring, built-in shelving & cabinetry left & right of the feature fireplace. Solid fuel stove, cast iron & timber surround, three windows overlooking front garden.
Kitchen	6.42m x 4.84m	Part timber laminate flooring / porcelain tiled flooring, ground & eye level cabinets, built-in Indesit oven, gas ring hob, extractor fan overhead, dishwasher, large breakfast counter, large window overlooking front gardens. Hotpress. Double doors to:
Sun Room	6.00m x 4.29m	Timber laminate flooring, insert solid fuel stove with cast iron surround & mantelpiece. French doors leading to rear garden.
Utility Room	2.97m x 1.57m	Lino flooring, plumbed for washing machine & space for dryer, counter space with tiled splashback. Built-in cabinetry. Door to rear garden.
Bedroom 1	3.87m x 3.74m	Carpet flooring, large window overlooking front garden.
Walk-in Wardrobe	3.41m x 1.90m	Carpet flooring, open shelves & rails.
Bedroom 2	6.45m (max) x 2.93m	Carpet flooring dual aspect windows overlooking rear garden.
Family Bathroom	2.96m x 2.13m	Tiled flooring, half-wall tiled surround, built-in bathtub with chrome faucet & showerhead. Separate shower stall with Triton T90sr, glass enclosed door & floor to ceiling tiled surround, w.c. & w.h.b.
Bedroom 3	3.06m x 2.99m	Carpet flooring.

Carpet timber staircase to first floor

Landing	1.75m x 1.13m	Carpet flooring.
Master Bedroom	4.85m x 4.03m	Carpet flooring, two Velux windows, timber panelled ceiling.
En-suite	2.24m x 1.88m.	Lino flooring, floor to ceiling Grosfillex panelling, w.c. & w.h.b.
Walk-in Wardrobe	2.27m x 1.84m	Carpet flooring, open shelves & rails.
Attic Storage Room	2.90m x 2.58m	

Total Floor Area: c. 191 sq.m. / 2,055 sq.ft.





RECREATIONAL STUDIO

ACCOMMODATION

Open Plan Studio	6.12m x 5.21m	Timber laminate flooring, solid fuel stove with cast iron & timber surround on a raised mantle. Treble windows overlooking front garden to raised patio & seated area – overlooking Wexford Harbour Views & Wexford town. Recessed lights, floor & eye level cabinets with stainless steel sink and worktop space.
Internal Hallway	4.06m x 1.82m	Timber laminate floor, coat hanging space & stairs to first floor.
Home Office	3.61m x 3.02m	Timber laminate flooring, sash window overlooking side garden, wall-mounted shelves. Door to:
Workshop	3.02m x 2.40m	Concrete floor, door to rear garden.
Guest W.C.	1.95m x 1.85m	Lino flooring, timber panelling surround, w.h.b. with light overhead, w.c. & radiator cabinet.

Timber staircase leading to first floor

Landing	1.21m x 0.96m	Timber laminate flooring, hotpresss with dual fuel immersion and shelving.
Room 1	3.97m x 3.12m	Timber laminate flooring, built-in shelves, separate w.c. & bath.
Room 2	4.07m x 3.77m	Timber laminate flooring, built-in storage. Separate shower room - tiled flooring, enclosed shower stall with Grosfillex panelling & Triton Rally shower, w.c. & w.h.b.

Total Floor Area: c. 96 sq.m. / 1,033 sq.ft.





Features

- Sought-after suburb of Barntown, Wexford
- Walking distance to school, village amenities and walking treks.
- 10 mins. from Wexford's Main Street
- 12 mins. from the M11 Dublin Motorway
- Private and tranquil with fabulous countryside views

Outside

- c. 0.74 acre site with manicured grounds
- Gardens in lawn with sheltered hedging
- Southerly facing raised patio off sun room.
- Separate gym and multiple offices.

Services

- Mains water
- Septic tank
- OFCH
- High speed Broadband (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: Y35 X2D0

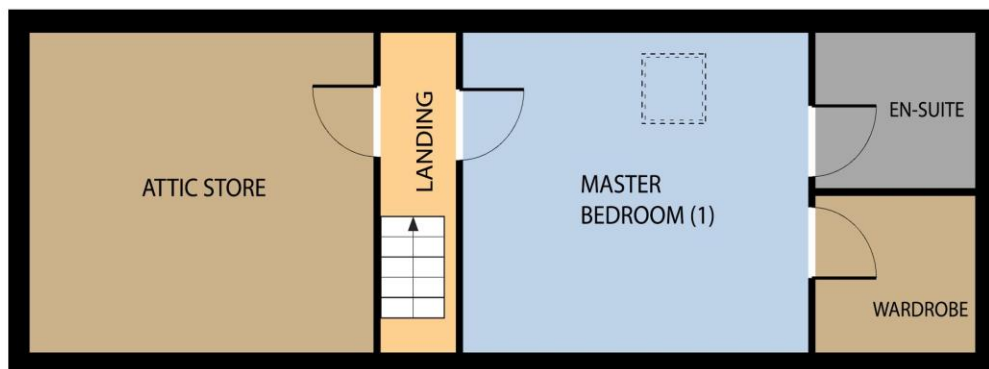


MAIN HOUSE – FLOOR PLANS

GROUND FLOOR



FIRST FLOOR

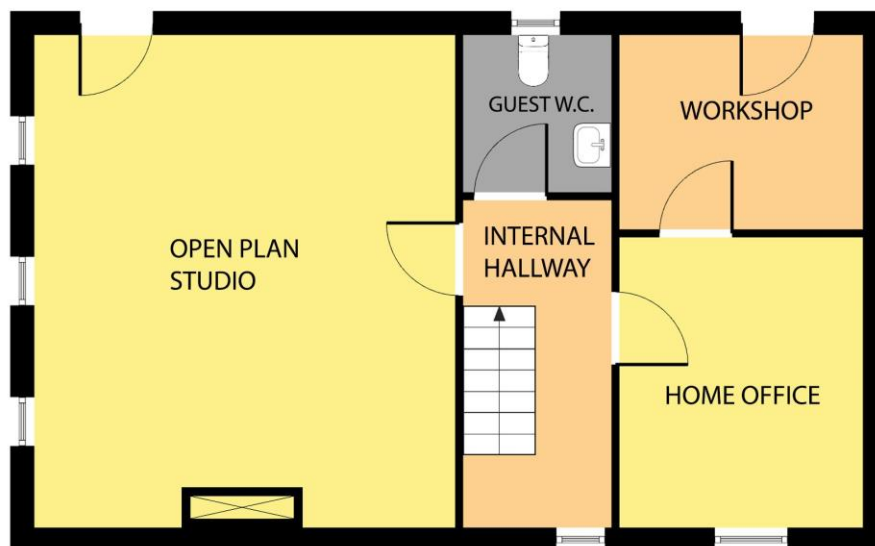


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

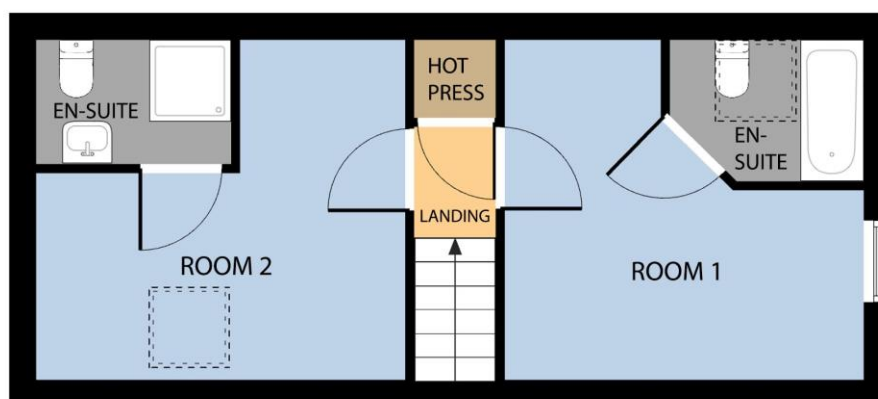
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RECREATIONAL STUDIO – FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



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Min Ryan Park, Killeens, Wexford



Building Energy Rating (BER): C2 BER No. 109928663

Energy Performance Indicator: 196.82 kWh/m²/yr

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

Sales Agent

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