

FOR SALE

AMV: €485,000

File No. d230.BF



Newtown, Kilmore Quay, Co. Wexford

- Superb 4 bedroomed detached family home located just outside the village of Kilmore Quay, nicely tucked away on a quiet peaceful country road. The picturesque traditional fishing village is less than 3km away and offers a host of excellent amenities including the safe sandy beach, Marina and wonderful coastal walks along the burrow to enjoy.
- Designed by Wexford Architect Michael Kiely and constructed in 2003, this property has much to offer any growing family. The property has been finished to an exceptionally high standard with quality finish throughout. Briefly comprising entrance hallway, 3 reception rooms, kitchen/dining room, utility room, cloakroom/pantry and guest toilet downstairs with 4 double bedrooms(one ensuite) and family bathroom upstairs.
- The outside space here is all about family and enjoying the outdoors. c. 0.74 acre site laid out mainly in lawn with asphalt drive/forecourt, ample carparking, extensive hard surface play areas, south facing patio area, soft play area, play house and detached garage 5.50m x 4.27m.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Newtown, Kilmore Quay, Co. Wexford

Description: Superb 4 bedroomed detached family home located just outside the village of Kilmore Quay, nicely tucked away on a quiet peaceful country road. The picturesque traditional fishing village is less than 3km away and offers a host of excellent amenities including the safe sandy beach, Marina and wonderful coastal walks along the burrow to enjoy. Kilmore Quay is a thriving coastal village with excellent fish restaurants, traditional pubs, shops, hotel, craft shops and boutiques on offer. It is a paradise for anyone with an interest in boating, fishing, and birdwatching with regular trips to the Saltee Islands on offer locally.

Designed by Wexford Architect Michael Kiely and constructed in 2003, this property has much to offer any growing family. The accommodation is bright and airy with well-planned free flowing almost open plan arrangement between the family room, kitchen/dining room and sunroom offering very functional family or entertaining space. A separate sitting room or drawing room off the entrance hallway offers a tranquil place to chill out and unwind. A large utility room with cloaks closet, pantry, and guest toilet completes the ground floor accommodation. On the first floor there are 4 generously proportioned double bedrooms (master ensuite), large family bathroom and walk-in hotpress.

The property has been finished to an exceptionally high standard with careful attention to detail. Tastefully decorated in a neutral palette, with timber flooring, hand crafted solid wood staircase with half landing and feature stained glass cathedral window, quality tiling and bespoke piped oak kitchen units. Wall and attic insulation upgraded in 2011.

Gated entrance with asphalt drive and forecourt offering ample parking. Feature Island with rockery style planting and water feature and lawn to the front. The outside space here is all about family and enjoying the outdoors. Fabulous south facing patio area opening off the sunroom and dining room perfect for outdoor dining. Extensive hard surface finish around the house perfect for bikes, roller blades, skate boards and go-carts. Soft play area with sand box and play house. Detached garage 5.50m x 4.27m with roller shutter door, pedestrian door, lights, power points and lofted for storage, mat-crete patio and log storage. Early viewing of this substantial family home comes highly recommended, contact Kehoe & Associates on 053-9144393 to book your viewing appointment.

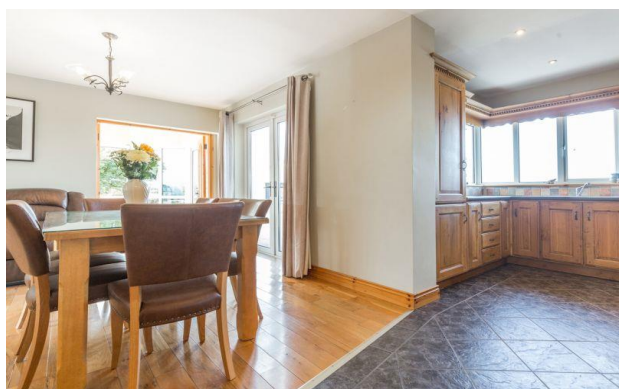
Kilmore Quay





ACCOMMODATION

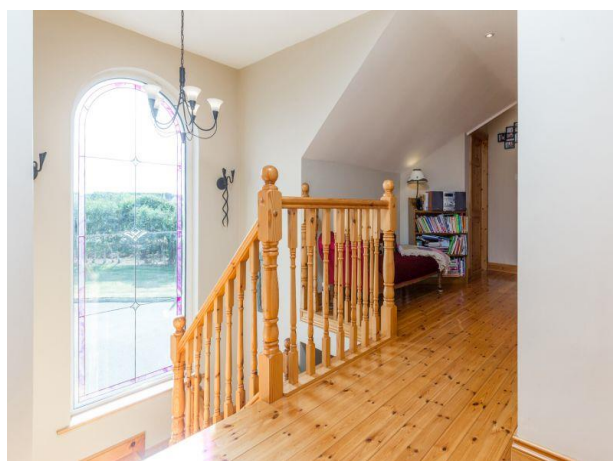
Entrance Hallway	4.11m x 3.93m	With laminate floor, understairs storage press, stairs to first floor and feature stained glass cathedral window on the half landing.
Family Room	4.53m x 4.45m	Feature open fireplace with solid fuel stove, box window and solid timber floor and door to:
Dining Room	4.52m x 3.32m	With timber floor, double doors to sunroom, French doors to rear garden and open plan to:
Kitchen	3.90m x 4.42m	With excellent range of solid Pippy Oak kitchen units, extractor, 5 ring gas hob oven microwave dishwasher and fridge freezer part tiled walls and tiled floor.
Utility Room	2.80m x 2.40m	With built in storage presses, plumbing for washing machine, tiled floor and door to outside.
Understairs cloakroom/ pantry	1.25m x 1.59m	
Sunroom	3.31m x 3.13m	With vaulted RV sheeted ceiling, tiled floor and French door to outside.
Toilet	2.34m x 1.24m	With part tiled walls and tiled floor.
Sitting Room	4.51m x 4.09m	Feature marble fireplace with solid fuel stove, coving and laminate floor.



ACCOMMODATION

First Floor Feature *Soild wood staircase with half landing and stained class cathedral window*

Bedroom 1	4.54m x 3.23m	With timber floor, walk in wardrobe fully fitted with shelving and hanging space and shower room ensuite
Ensuite	10.84m x 1.71m	Fully tiled with shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	4.01m x 2.55m	With timber floor.
Bathroom	2.99m x 2.19m	Fully tiled with jacuzzi bath and shower mixer taps, shower stall, w.c. and w.h.b.
Walk-in Hotpress		With dual immersion
Bedroom 3	3.70m x 3.27m	With timber floor.
Bedroom 4	4.12m x 3.37m	With timber floor.
Total Floor Area: c. 198.3 sq.m. (c. 2,134 sq.ft.)		



Features

- Architect designed family home
- 3 reception rooms
- Quality finish throughout
- Close to village amenities
- 3km to Kilmore Quay

Outside

- c. 0.74 acre site
- Asphalt drive/forecourt with ample parking
- Extensive hard-surface play areas
- Soft play area with sandpit and play house
- Detached garage 5.50m x 4.27m

Services

- Mains water and electricity
- Septic tank drainage
- OFCH
- Alarm
- Eir Fibre Broadband available

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

DIRECTIONS: From Kilmore Quay take the Kilmore Road R739 for c. 1.8km and turn left onto the Grange Road (sign for Moores Barn Garden Furniture). Proceed up this road and the property is on the left-hand side immediately after Moore's Barn Garden Furniture. Walled and gated entrance. Eircode Y35XY82



Saltee Islands



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. 103766309

Energy Performance Indicator: 156.31 kWh/m²/yr

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

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRA No. 002141