

FOR SALE

AMV: €450,000

File No. d156.CWM



Moortown Great, Garrison Road Ballymitt, Co. Wexford

- Countryside location with easy access to Wexford town and all major routes to Dublin M11 / Rosslare Europort.
- B2 energy rated property, superbly presented modern Georgian two storey detached home.
- A gated entrance with the property situated on c. 0.69 acres of gardens in lawn.
- Spacious and bright with four bedrooms and four bathrooms extending to c. 264 sq.m. / 2,842 sq. t.
- Accommodation: entrance hall, formal sitting room (ground floor bedroom) sitting room, kitchen / dining room, guest w.c and utility room. Upstairs four bedrooms with master ensuite and second bedroom ensuite, both with walk in wardrobes. Large family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Moortown Great, Garrison Road, Ballymitt, Co. Wexford

A most conveniently located rural family home located only 1.8km off the R733 New Line Road and ten minutes from Wexford town. A central location with a range of countryside amenities with both Rathangan and Ballymitt nearby including churches, primary schools, childcare facilities, community centres, take away, pub and local shops with Geelans only 1.8km away.

The property is ideally located for any active family with a range of sporting amenities nearby, St. Anne's GAA in Rathangan and there is a host of horse-riding schools nearby. The Forth Mountain Hiking Trails are only 6km away and the sandy beaches of Kilmore Quay is a short 14km drive.

On arrival the approach to this modern Georgian property the impressive façade with large windows and stone features set the tone of this superbly built property. Timber frame construction in 2008 and finished to high standards with a B2 energy rating. A well renowned Daikin Heat Pump system.

The gardens are laid out in lawn with c. 0.69 of an acre. There is the ideal patio location just off the kitchen – al fresco dining can be enjoyed throughout the day from this south facing rear garden.

Inside the high standards continue with a large hallway with the most impressive staircase. A formal sitting room and separate living room leading to the treasure of this property - the large kitchen dining area to the rear of the property, availing of natural sunlight through the entire day, it is the ideal family gather spot. Upstairs the spacious landing area hosts an impressive view to the front of the property with three large windows.

The master bedroom is spacious with a walk-in-wardrobe and ensuite. There is three further spacious bedrooms, one with an ensuite and a family bathroom with separate bath and shower. Off the large landing is Stira access to the attic, parts of which are floored.

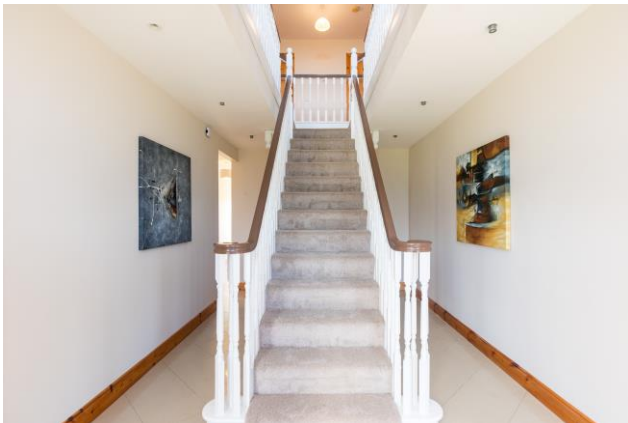
Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.

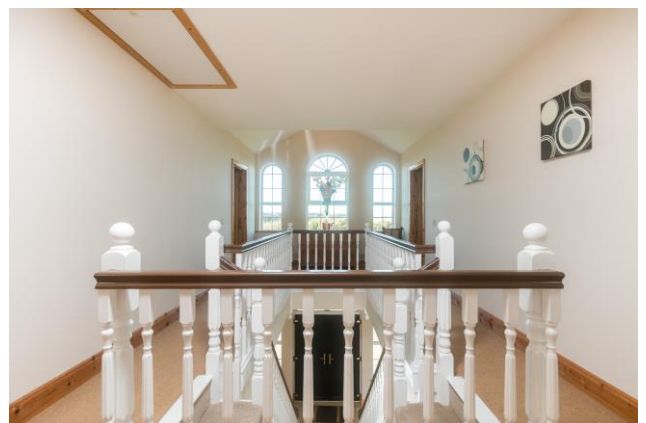


ACCOMMODATION

Entrance Hallway	6.19m x 3.29m	Porcelain tiled floor, recessed lights, impressive central staircase leading to first floor.
Formal Living Room	4.27m x 4.09m	Timber laminate flooring, dual aspect lighting overlooking side and front gardens, t.v. and electrical points.
Second Living Room	5.48m x 4.09m	Timber laminate flooring, dual aspect lighting overlooking side garden and front of property, t.v. & electrical points.
Kitchen/Dining Area	7.49m x 4.08m	Double doors leading to; Tiled flooring. French doors off dining area leading out to the ideal south-westerly facing area to build a patio. Fully fitted kitchen with floor & eye level cabinets, island breakfast counter, integrated Electrolux fridge, integrated dish Bosch dishwasher, Belling double oven, Belling 4-ring electric hob with extractor fan overhead. Ample counter space, double drainer stainless steel sink unit with water filter tap. Large window overlooking south facing rear garden. Door to: Porcelain tiled floor, door to rear garden.
Back Hallway	5.29m x 1.09m	Tiled flooring, floor level cabinets with worktop and double drainer stainless steel sink. Built-in Belling chest freezer, built-in Indesit 7kg washing machine, Tricity Bendix 6kg dryer. For this all electric property, Daikin Air-to-Water heat pump system with thermostat controls, all water mechanics and plant station is all located here in utility room.
Utility Room	3.88m x 2.87m	
Guest W.C.	2.87m x 1.25m	Tiled flooring, built-in w.h.b. with cabinets underneath & tiled splashback, w.c.

Solid timber staircase leading to:





Spacious Landing	7.53m x 3.27m	Carpet flooring, Stira attic access, treble bay windows overlooking the rolling countryside hills to the front of the property. Closet space.
Master Bedroom	4.28m x 4.10m	Carpet flooring, two windows overlooking front aspect of the property with rolling countryside hills.
Walk-in Wardrobe	2.57m x 1.38m	Lino flooring, shelves and rails.
En-suite	2.58m x 1.21m	Tiled flooring, enclosed tiled pressure pump shower & glass sliding doors, w.h.b. with tiled splashback, mirror and lighting overhead, w.c.
Bedroom 2	4.09m x 4.08m	Carpet flooring, shelves & rails.
Walk-in Wardrobe	1.39m x 1.34m	Tiled flooring, part-tiled walls, enclosed pressure pump shower, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.
En-suite	2.57m x 1.43m	
Bedroom 3	4.09m x 3.97m	Carpet flooring, large window overlooking rear gardens, t.v. & electrical points.
Family Bathroom	3.25m x 2.74m	Tiled flooring, floor to ceiling tiled surround with built-in bath & chrome shower faucet. Enclosed glass corner presume pump shower, antique style Galiway w.h.b. with mirror & lighting overhead, w.c.
Bedroom 4	4.10m x 3.97m	Carpet flooring, large window overlooking rear garden, electrical points.
Total Floor Area: c. 264 sq.m. /2,842 sq.ft.		





Features

- 4 bedrooms, 4 bathrooms
- Extending to c. 264 sq.m. / 2,842 sq.ft.
- High B2 Building Energy Rating
- Underfloor heating throughout
- Bright and spacious living accommodation
- Flexible use for rooms on both the ground floor and first floor

Outside

- Site extending to c. 0.69 acres
- Gated entrance
- Sweeping stone driveway
- South facing rear garden
- French doors leading to the ideal south westerly facing al fresco dining spot.

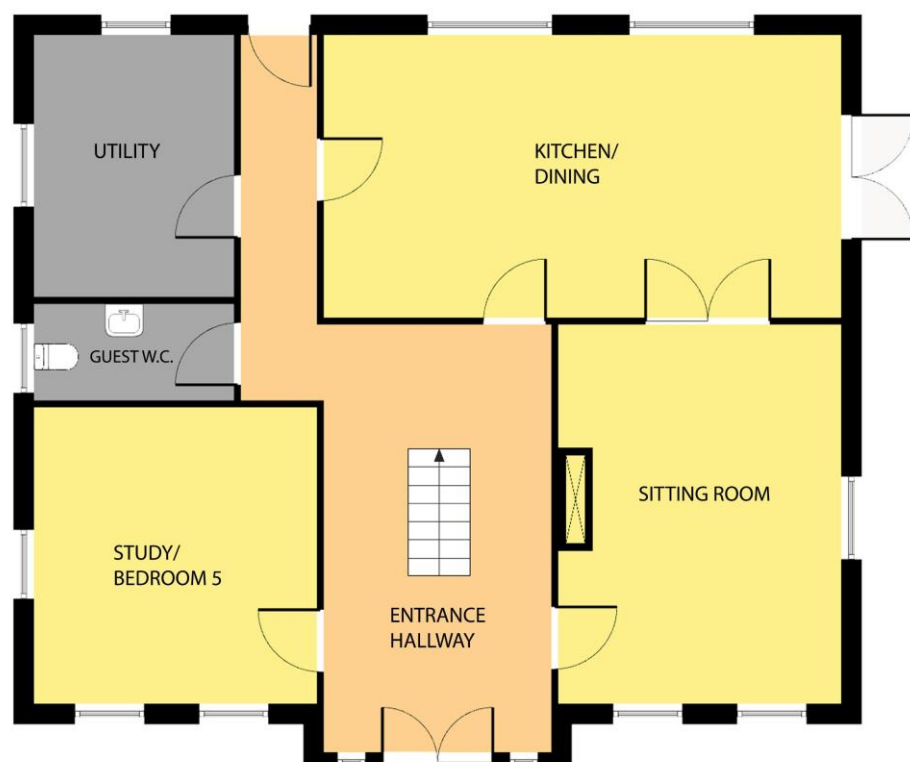
Services

- Private Well with water filter
- Treatment Plant
- Daikin Heat Pump System for heating and water.
- All under floor heating throughout
- Heat circulation system
- Broadband
- Satellite
- Wired for an alarm

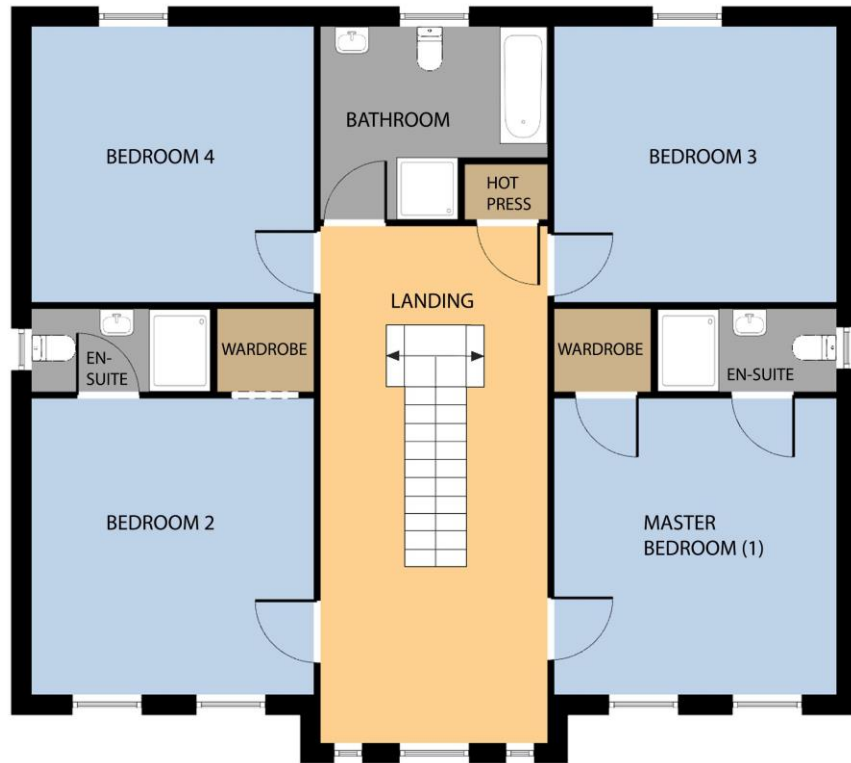
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 PK44

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): B2 **BER No. 106136385**
Energy Performance Indicator: 118.53 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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