

FOR SALE

AMV: €695,000

File No. d299.BF



Cullentra, Ferrycarrig, Co. Wexford

- Substantial architect designed family home constructed in 2006 and finished to an exceptionally high standard with an impressive B3 energy rating and geothermal underfloor heating.
- Well maintained, tastefully decorated in a neutral pallet and presented in mint condition throughout.
- Overlooking the River Slaney, only 10 minute's from Wexford Town and less than 5 minute's off the N11 with easy access to all primary routes.
- Excellent family accommodation, 3 reception rooms, office, 5 bedrooms (all with access to wet-rooms) and double garage suitable for conversion to granny flat (SPP).
- Professionally landscaped gardens, lawns, mature planting, tarmacadamed driveway, extensive sandstone patio area and natural forestry adjoining.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Cullentra, Ferrycarrig, Co. Wexford

Description: Substantial architect designed family home in a peaceful country setting overlooking the River Slaney. Conveniently located less than 10 minutes from Wexford Town, and less than 5 minutes off the N11.

This fabulous family home was constructed in 2006 and finished to an exceptionally high standard with an impressive B3 energy rating, ground source heat pump, underfloor heating both downstairs and upstairs, concrete first floor providing excellent sound proofing, natural slate roof, bespoke ironworks circular staircase, solid oak internal doors, solid oak and marble tiled floors throughout, hand crafted contemporary kitchen units, fully tiled wet-rooms, extensive built-in storage, Cat 5 wired network around the entire house. The property has been well maintained, tastefully decorated in a neutral pallet and is presented to the market in mint condition throughout.

The design and layout of this property is sure to fulfil the needs of any growing family. The grand entrance foyer with bespoke ironworks circular staircase is surrounded by the reception rooms with double doors to open up the space for entertaining and family occasions. The sitting room has a solid oak floor, solid fuel stove and fabulous floor to ceiling bow window overlooking the river. The open plan kitchen/dining/family room also has a bow window overlooking the front garden and French doors opening onto the patio area. Bathroom/wet-room, boot room, utility room, plant room, music/games room and double garage complete the ground floor accommodation. The double garage has been designed suitable for conversion to a self-contained granny flat (SPP). Upstairs there is a spacious landing/reading nook overlooking the front garden, master bedroom suite with extensive built-in storage, bathroom/wet-room and floor to ceiling bow window overlooking the river and 4 additional double bedrooms all with access to Jack and Jill wet-rooms.

Tarmacadamed avenue wired for pillar lighting, extensive tarmacadam drive around the house offering ample parking and excellent hard surface play area to develop basketball, cycling, rollerblading and go-carting skills. The gardens are professionally landscaped and designed working with the slope on the site to maximise the views of the River Slaney and the natural forestry adjacent. Planted with a lovely collection of flowering shrubs and ornamental trees, sheltered patio with water feature and an extensive westerly facing semi-circular sandstone patio the perfect spot for an evening barbeque. Lawns to the front, ample space for a kitchen garden and lower lawn completely level and just the right size for ball games.

Early viewing of this substantial family home comes highly recommended, for viewing arrangements contact Wexford Auctioneers Kehoe & Associates Kehoe & Associates 053-9144393.







ACCOMMODATION

Entrance Hallway	4.79m x 5.32m	With marble tiled floor and skirting, bespoke ironworks circular staircase to first floor level, double doors to kitchen and double doors to:
Sitting Room	9.64m x 5.07m	Feature open fireplace with solid fuel stove, timber floor, 2.9m high ceiling, with coving, recessed lighting and feature bow windows and French doors overlooking the garden and fabulous views over the River Slaney.
Dining room / Study	5.65m x 3.29m	With timber floor and built-in storage presses.
Open Plan	5.95m x 9.97m	Exceptionally bright and spacious room with feature bow window to front and French doors to outside, marble tiled floor and skirting, granite breakfast bar and worktops, solid oak bespoke kitchen units with two corner larder presses, double sink, dishwasher, 5 ring electric hob, microwave, double oven, larder fridge, island unit with food preparation sink and breakfast bar. Recessed ceiling lighting (2.52m high).
Kitchen/Dining/ Family Room		
Bootroom	3.58m x 1.14m	With shoe cupboards and cloaks closet.
Bathroom	3.98m x 3.25m	Fully tiled with free standing roll top bath with mixer taps, vanity w.h.b., w.c. and wet room style shower.
Utility Room	4.33m x 3.14m (max)	Excellent range of built-in storage presses, plumbing for washing machine, stainless steel sink, marble tiled floor and door to outside.
Plant Room		
Music / Games Room	5.37m x 4.37m	With laminate floor, solid fuel stove double doors to front garden and door to:
Garage	6.72m x 6.35m	With motorised door, pedestrian doors front and rear, lights and power sockets.



First Floor

Landing/Reading Nook	2.93m x 6.84m (max)	Marble tiled floor, marble skirting, vaulted ceiling and lovely views over the front garden
Master Bedroom	9.39m x 4.70m	With vaulted ceiling, exposed beams, excellent range of built-in wardrobes, and feature bow window overlooking the front garden with fabulous views of the River Slaney.
Ensuite	3.80m x 3.39m	Fully tiled, wet room style shower, jacuzzi bath, w.c., vanity w.h.b. and heated towel rail.
Bedroom 2	3.79m x 3.76m	With built-in wardrobes and door to Jack & Jill wet room.
Wet Room	3.19m x 1.98m	Fully tiled with shower, w.c. and w.h.b.
Bedroom 3	4.08m x 2.74m	With built-in wardrobes, laminate floor and door to Jack & Jill wet room.
Walk-in Airing Cupboard		
Bedroom 4	3.26m x 3.15m	With laminate floor, built-in wardrobes and door to “Jack & Jill” wet room.
Wet room	3.14m x 2.18m	Fully tiled with shower w.c., w.h.b., built-in shelving and heated towel rail.
Bedroom 5	3.51m x 3.29m (average)	With built-in wardrobes and laminate floor.
Attic		Fully floored for storage.

Total Floor Area: c. 408 sq.m. (c. 4,400 sq.ft.)





Features

- Overlooking the River Slaney
- Substantial architect designed family home
- Superior quality construction and finish
- Spacious well laid out accommodation
- Convenient location with easy access to national roads network

NOTE: All curtains, blinds, light fittings, dishwasher, 5 ring electric hob, microwave, double oven, larder fridge, washing machine and tumble dryer are included in the sale.

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

DIRECTIONS: From the N11 at Ferrycarrig take the R730 signposted for the National Heritage Park. Proceed down this road passing the National Heritage Park on the left-hand side and take the second turn under the bridge on the left, continue up the laneway and the property is the third house on the right-hand side. Eircode Y35AK63

Services

- Mains electricity and water
- Septic tank drainage
- Geothermal heating
- Alarm + Broadband
- Cat 5 wired network throughout
- Upgraded wall insulation

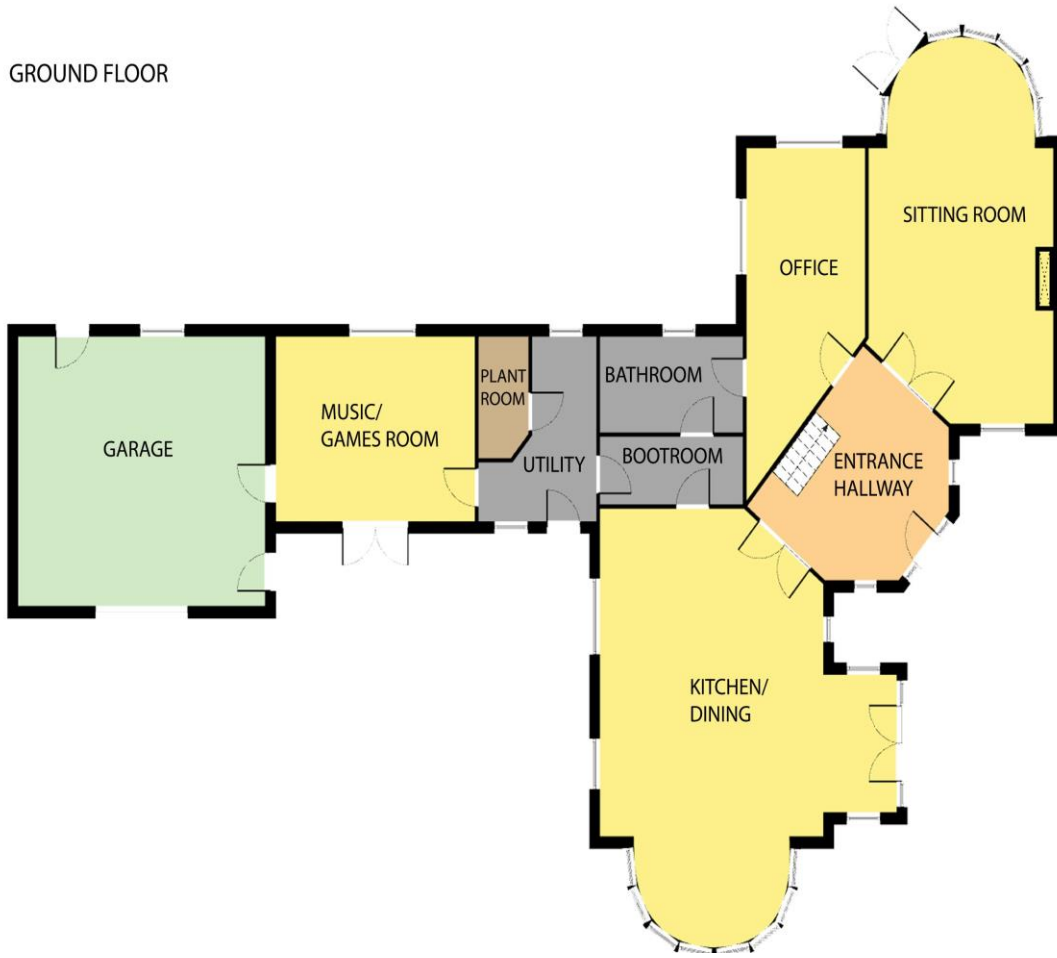
Outside

- Tarmacadamed avenue wired for pillar lighting
- Tarmacadam drive around the house
- Extensive sandstone patio area
- Double garage
- Lawns with mature planting

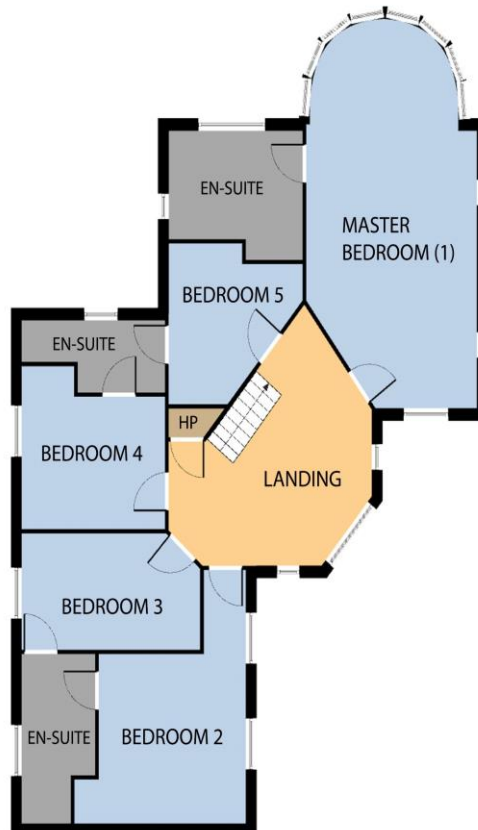




GROUND FLOOR



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): B3 BER No. 1159624649
Energy Performance Indicator: 143.36 kWh/m²/yr

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

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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. PRA No. 002141