

FOR SALE

AMV: €380,000

File No. d312.BF



Grange, Fethard-on-Sea, Wexford

- Spacious 4 bedroomed detached family home situated in the picturesque coastal village of Fethard-on-Sea. Just a short stroll from excellent village amenities and within easy reach of both primary and secondary schools.
- The beautiful sandy beach at Grange and fabulous south Wexford coastline is less than 10 minutes' walk. Only 30 minutes' drive from Wexford Town and New Ross Town. 15 minutes' from Ballyhack Car Ferry offering easy access to Waterford City and beyond.
- The Hook Peninsula clearly has much to offer any family with a love of the outdoors providing endless kilometers of fabulous coastline to ramble. There are also plenty of local sports clubs and leisure activities on offer with something to suit every interest.
- Early viewing of this spacious family home conveniently located within walking distance of all village amenities and fabulous sandy beach at Grange comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



**Kehoe
& ASSOC.**

Grange, Fethard-on-Sea

Description: Spacious 4 bedroomed detached family home situated in the picturesque coastal village of Fethard-on-Sea. Just a short stroll from excellent village amenities including shops, post office, pharmacy, pub, restaurant, café's, take away, hair salon, beauty salon, garage and outdoor pursuits centre. Within easy reach of the local primary school and church at Poulfur and only a couple of minutes' drive from Ramsgrange Secondary School. The beautiful sandy beach at Grange and fabulous south Wexford coastline is less than 10 minutes' walk. Only 30 minutes' drive from Wexford Town and New Ross Town. 15 minutes' from Ballyhack Car Ferry offering easy access to Waterford City and beyond.

Located on the renowned Hook Peninsula home to the world's oldest Light House built 800 years ago now boasts the accolade of the world's oldest operational lighthouse. The ring of Hook offers fabulous drives, coastal walks and hiking trails with many interesting and historical attractions on the way, Fethard Castle, Duncannon Fort, Loftus Hall to name but a few. The rugged coastline and rolling waves provide a great playground for surfing, kayaking and coastering enthusiasts.

The Hook Peninsula clearly has much to offer any family with a love of the outdoors providing endless kilometers of fabulous coastline to ramble. There are also plenty of local sports clubs and leisure activities on offer with something to suit every interest.

The property is presented in good condition throughout with well laid out spacious accommodation and is equally well suited as a permanent home or holiday retreat.

The accommodation briefly comprises entrance hallway, sitting room with vaulted ceiling and mistrel's gallery overhead, kitchen/dining room, two double bedrooms, shower room and utility room at ground floor level. Mistrel's gallery/leisure area overlooking the sitting room, two further double bedrooms, and bathroom at first floor level. Concreted drive with ample parking and lawn to the front. Walled in garden to the rear with side access, lawn and extensive concreted patio area with lovely westerly aspect perfect for outdoor dining.





ACCOMMODATION

Entrance Porch	1.98m x 1.70m	With tiled floor.
Sitting Room	4.27m x 4.22m	With feature open fireplace, vaulted ceiling with gallery above, laminate floor under stairs storage press and double doors to:
Kitchen	5.18m x 3.25m	With built-in floor and eye level units, hob, extractor, oven, plumbing for dishwasher, part tiled walls, tiled floor and stairs to first floor level.
Bedroom 3	3.87m x 2.54m	With laminate floor.
Rear Lobby	4.00m x 0.95m	With tiled floor.
Shower Room	1.87m x 2.56m	With tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Hotpress		With dual immersion.
Bedroom 4	3.56m x 2.42m	With laminate floor.
Utility room	1.78m x 1.96m	With plumbing for washing machine, tiled floor and door to outside.
First Floor		
Leisure Area	3.62m x 2.33m	With timber floor and gallery over the living room
Bedroom 1	4.92m x 3.13m	With timber floor and walk-in wardrobe and door to Jack & Jill Bathroom
Walk-in Wardrobe	3.12m x 1.92m	With timber floor.
Jack & Jill Bathroom	2.49m x 3.57m	With bath with shower mixer taps, w.c., w.h.b. and tiled floor.
Bedroom 2	3.61m x 3.56m	With timber floor and door to Jack & Jill bathroom.

Total Floor Area: c. 140.85 sq.m. (c. 1,516.10 sq.ft.)





Features

- Convenient village location
- Picturesque coastal village
- 10 mins walk to beach
- Close to all amenities

Outside

- Concreted drive
- Ample car parking
- Westerly facing rear garden
- Extensive patio area

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

DIRECTIONS: On entering the village of Fethard-on-Sea turn left signposted for Grange and the property is the first house on the left-hand side. Eircode Y34AN88

Hook Peninsula



Fethard Beach



GROUND 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.

COPYRIGHT: SHOWCASE IMAGES.IE



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.

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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): D1 BER No. 249.71
Energy Performance Indicator: 116155649 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

