

# FOR SALE

AMV: €585,000

File No. d205.BF



## Sunridge House, Ballygoman, Barntown, Co.Wexford

- Substantial dormer style family residence located within Barntown Village less than 10 minutes' drive from Wexford Town and less 5 minutes' off the N25, Wexford ring road and national roads network.
- Conveniently situated within walking distance with footpath all the way to excellent amenities including local shop, church, vibrant community centre with new purpose-built squash court and 300m to the primary school.
- Sunridge House offers bright well laid out accommodation with 4 bedrooms, spacious receptions rooms and designated office/study sure to satisfy the needs of any growing family.
- Detached building 21m x 7m (147 sq.m.) with power, lights, water, toilet and vehicular access could be adapted to suit many uses including workshop or storage unit.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

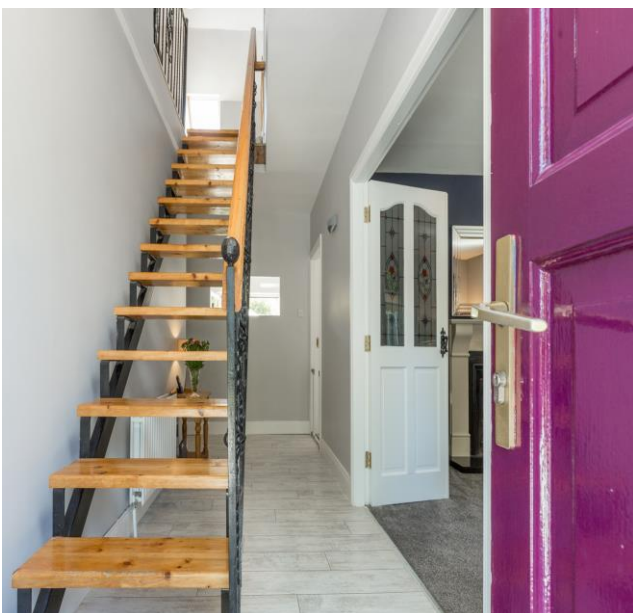
## Sunridge House, Ballygoman, Barntown, Co. Wexford

**Decription:** Substantial dormer style family residence located within Barntown Village less than 10 minutes' drive from Wexford Town and less 5 minutes' off the N25, Wexford ring road and national roads network. Conveniently situated within walking distance with footpath all the way to excellent amenities including local shop, church, vibrant community centre with new purpose-built squash court and 300m to the primary school. For anyone that enjoys the outdoors, venture a little further to the fabulous walking trails on Forth Mountain including Carrigfoyle Lake and Three Rocks Trail. Excellent sporting clubs and leisure facilities including GAA, soccer, rugby, horse riding and boating are available close by.

Sunridge House is set on a private mature site extending to c. 1 acre with concrete drive and extensive gravelled yard/forecourt to the front. The gardens are laid out mainly in lawns with some natural rock outcrop peeping through and nicely planted with some lovely mature trees and shrubs for ease of maintenance. Extensive paved patio area very private and sheltered perfect for outdoor dining and evening barbeques. The accommodations is well laid out, bright and airy with 4 well-proportioned bedrooms, generous receptions/family rooms and designated office/study sure to satisfy the needs of any growing family. The property has been well maintained and modernised over the years, tastefully decorated and is presented to the market in mint condition throughout.

To the rear there is a detached building 21m x 7m (147 sq.m.) with power sockets, lights, water, toilet and vehicular access that could be adapted to suit many used including workshop or storage unit. There is an additional detached studio with three individual rooms all with power, lights and water providing excellent storage, workshop, home office or studio space.

Early viewing of this substantial family home and potential business venture comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393







## **ACCOMMODATION**

### **GROUND FLOOR**

Entrance Hallway	5.39m x 1.87m	With laminate floor and feature staircase to first floor and double doors to:
Sitting Room	4.53m x 4.17m	With feature marble open fireplace.
Open plan	10.31m x 4.18m	Fireplace with solid fuel stove built-in floor and eye level units, integrated hob, extractor, double oven, American style fridge-freezer, microwave, larder press, bin storage, dishwasher, tiled floor, part tiled walls and French door to rear garden. Bench style seating in the dining area.
Kitchen/Dining/ Family room	(Max)	
Utility room	2.37m x 1.55m	With worktop, plumbed for washing machine, tiled floor and door to outside.
Inner hallway	7.67m x 1.08m	With laminate floor.
Bedroom 1	7.30m x 3.36m	With dressing room and shower room ensuite.
Dressing room	2.78m x 2.94m	Fully fitted with shelving and hanging space.
Shower Room	1.76m x 1.45m	With tiled shower stall, w.h.b., tiled floor and plumbing for w.c.
Bathroom	2.94m x 2.03m	With bath and shower mixer taps, w.h.b., w.c., part tiled walls and tiled floor.
Hotpress		With dual immersion.
Bedroom 2	2.99m x 2.77m	With shower room ensuite.
Ensuite	1.76m x 1.43	Tiled shower stall w.h.b., tiled floor and plumbing for w.c.



## **FIRST FLOOR**

**Stairs to First Floor with spacious landing/reading area.**

Bedroom 3	4.69m x 3.68m	With laminate floor with access to eves storage
Dressing Room	1.94m x 3.67m	Fully fitted with shelving and hanging space and laminate floor.
Study	3.85m x 2.33m	
Shower room	2.31m x 2.15m	With shower stall with electric shower, vanity w.h.b., w.c., part tiled walls, tiled floor and access to eves storage.
Bedroom 4	3.81m x 3.38m	With laminate floor and access to eves storage.

**Total Floor Area: c. 195.42sq.m. (c. 2,103.48sq.ft.)**





## Features

- Substantial 4 bedroomed family home.
- Presented in mint condition.
- Convenient village location.
- 10 minutes' drive to Wexford Town.
- Easy access to all primary routes.

## Outside

- Concrete drive and gravelled yard/forecourt.
- Mature private gardens.
- Extensive paved patio area.
- Detached workshop or storage unit 147 sq.m. (21m x 7m)
- Detached studio/home office in 3 rooms with power and water.

## Services

- Mains electricity
- Septic tank drainage
- Mains water serving to the house & outbuildings.
- OFCH
- Broadband

**NOTE:** All carpets, curtains, blinds, light fittings, microwave, double oven, dishwasher, hob, extractor and bench seating in the kitchen are included in the sale. The fridge freezer, washing machine and tumble dryer are expressly excluded from the sale.

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

**DIRECTIONS:** From Wexford town proceed out the N25 New Ross Road to Barntown. On exiting the traffic calming turn left, follow the road around to the right and Sunridge House is on the left-hand side with name plate at the entrance. Eircode Y35P864











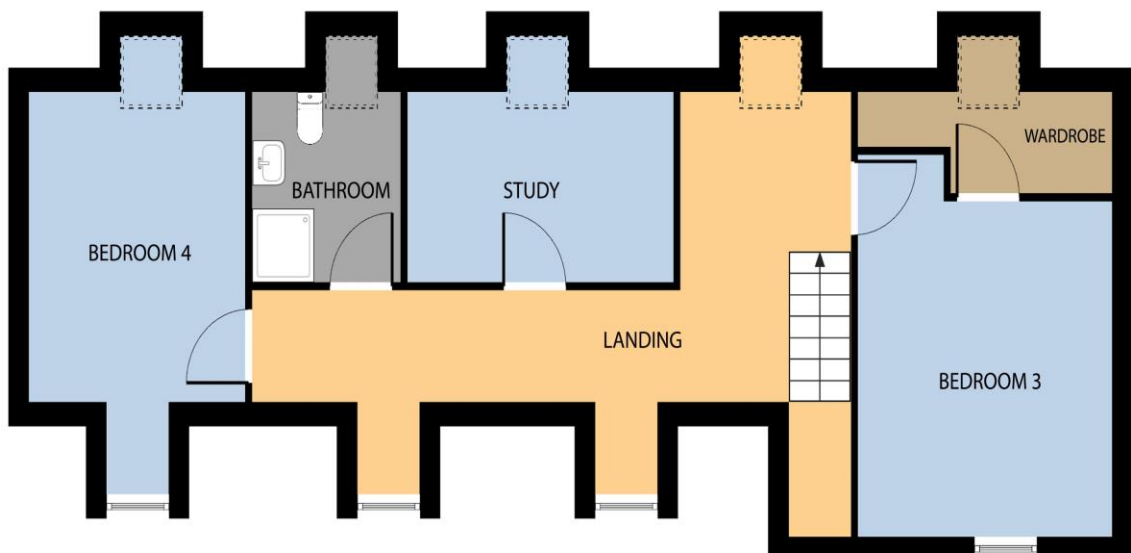




GROUND FLOOR



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.





**Building Energy Rating (BER): C1 BER No. 105555601**  
**Energy Performance Indicator: 162 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**  
**Contact No: 0872501492**  
**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

## **Kehoe & Assoc.,**

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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