

FOR SALE

PRICE: €575,000

FILE NO. c131.CM



'Cullentra Lodge' Ferrycarrig, Wexford

A most attractive period style residence situated on this totally secluded large private site of c. 1.06 acre, surrounded by mature shrubs, plants & trees.

It is an oasis of tranquillity and seclusion with stunning views of the River Slaney with Wexford town a 5 min drive away.



**Kehoe
& ASSOC.**

LOCATION:

'Cullentra' Lodge is situated at Ferrycarrig, overlooking the River Slaney, just 1km from The Irish National Heritage Park. This is a much sought after location, only 5 minutes' drive from all amenities in Wexford Town. There is an excellent award winning primary school at Barntown Village and 5 secondary schools in Wexford Town. There are also options on all Irish speaking primary and secondary schools. The property is most accessible to the N11/N25 with easy access to the Dublin to Rosslare route and Wexford to Waterford road. This wonderful residence enjoys a peaceful, secluded setting with views over the River Slaney.

DESCRIPTION:

Kehoe & Assoc. are delighted to present for sale this beautifully appointed period-style residence. 'Cullentra Lodge' occupies a totally secluded, elevated site with splendid views overlooking one of the widest parts of the River Slaney. Outside there are beautifully planted gardens with a profusion of mature trees, shrubs and plants offering year round interest – a haven of peace and tranquility.

From the moment you enter the inviting entrance hallway, you realise this is a property of charm and character that has been very well maintained. The accommodation is extensive at 214 sq.m. / 2,303 sq.ft. This includes 3 reception rooms, a kitchen adjacent to a formal dining room, 4 bedrooms (one en-suite) and a family bathroom. A guest w.c. and utility room complete the accommodation picture. This architect designed home offers bright, well laid out and free-flowing accommodation. Outside the two tiered landscaped gardens incorporate a patio area, large lawn areas complemented by ample car parking for many cars with Quartz Sandstone colour gravel to the front and side of the house..

We highly recommend viewing of this charming property. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com.



ACCOMMODATION

Entrance Hallway	3.79m x 3.87m	With solid timber floor. Ceiling coving.
Inner Hallway	4.25m x 2.10m	With solid timber floor, ceiling coving and centre pieces. Double doors leading to:
Drawing Room	6.95m x 4.87m	Feature marble fireplace, granite hearth, solid timber floor, ceiling coving and centre pieces.
Sun Room	3.74m x 3.85m	With solid timber floor, wonderful water views over the River Slaney.
Kitchen	4.47m x 4.02m (ave)	Fitted kitchen, wall and floor units, integrated oven, hob & extractor fan, fridge freezer, dishwasher and Stanley oil fired range heating radiators and water. Solid timber floor. Tiled splashback. Wonderful water views over the River Slaney.
Dining Room	3.89m x 3.33m	With feature bay window, stunning water views over River Slaney. Sliding door to patio area outside.
Utility	2.23m x 1.62m	With fitted wall and floor units, stainless steel sink unit, timber floor. Door to outside.
Formal Dining Room	4.10m x 3.33m	Feature bay window, ceiling coving and centre piece.
Rear Hallway	5.34m x 1.25m	
Master Bedroom Suite	6.29m x 4.82m	Including dressing room and en-suite En-suite – w.c., w.h.b., bidet, corner shower stall with power shower, tiled floor and wall.
Bedroom 2	4.63m x 3.40m	With extensive fitted wardrobes.
Bedroom 3	4.54m x 3.14m	
Bedroom 4	3.28m x 2.84m	With fitted wardrobes.
Guest W.C. off Hallway	1.56m x 1.25m	With w.c. and w.h.b.
Family Bathroom	2.61m x 2.51m	With w.c., w.h.b., bath and shower connection above. Tiled floor and walls.
Hotpress & Cloaks Cupboard off Entrance Hallway		

Total Floor Area: c. 214 sq.m. (c. 2,303 sq.ft.)



Features

- Superb water views.
- Stunning setting.
- Wonderful period style home.
- Mature gardens.
- Premium location
- Welsh Blue Bangor slate roof.
- 9ft. high ceilings.

Outside

- c. 0.43 hectares / 1.06 acres.
- Splendid gardens.
- Wide variety of plants, shrubs and mature trees.
- Extensive gravelled driveway with exceptionally generous parking area.
- Enclosed rear yard.
- Patio area.

Services

- Private well
- Septic tank.
- ESB.
- Telephone
- OFCH
- Burglar alarm

PLEASE NOTE: The following items are included in the sale; all fitted carpets, curtains, light fitting and kitchen electrical appliances. Please note the curtain poles in the drawing room are excluded.

DIRECTIONS: Proceed to Ferrycarrig in Wexford. Turn right signposted for the Irish National Heritage Park (R730). Pass the entrance to The Heritage Park on the left. Proceed for precisely 1km. Turn left under the railway bridge onto this private road. The property for sale, 'Cullentra Lodge' is the first on the left (For Sale signage). **Eircode: Y35 CH94**

Full Photo Gallery available on www.kehoeproperty.com

Viewing strictly by prior appointment with the sole selling agents only





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.

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Building Energy Rating (BER): C3 BER No.: 102735149
Energy Performance Indicator: 213.93 kWh/m²/yr

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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