

FOR SALE

AMV: €510,000

File No. d449.CWM



Tominearly, Clonroche Co. Wexford

- Wonderful country house with impressive B3 energy rating set on the beautiful gardens extending to c. 1.13 acres.
- Four bedrooms, four bathrooms, extending to c. 236 sq.m. / 2,540 sq.ft. – presented in pristine condition. Fibre high speed broadband, less than 5 minutes from N30 network connecting to M11 Motorway.
- A private setting which offers peace and seclusion with all amenities close by.
- Acc. briefly comprises; reception hallway, sitting room, living room, sun room, kitchen/dining room, utility room, shower room, 4 bedrooms, two bedrooms are en-suite and the master bedroom layout offers jack & jill access to the family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393

Tominearly, Clonroche Co. Wexford

General Description: Kehoe & Assoc. are proud to present this impeccable detached Georgian style property built in 2007 to exacting standards. This family home has the benefit of a B3 energy rating with scope to further improve with grant aided renewable solutions.

This wonderfully appointed home extends to c. 236 sq.m. / 2,540 sq.ft. and is approached via electric timber gates with granite stone piers, a stone and kerb driveway set back the impressive house from the public road. The gardens include multiple south facing patios, mature hedging and ornate trees all set on c. 1.13 acres. The landscaping truly enhances the peace and seclusion on offer here. There is a detached single garage with potential to develop a single dwelling.

The high standards continue internally with a large welcoming reception hallway, quality tiles throughout and bespoke kitchen.

The residence is free-flowing and has well-appointed accommodation which has been tastefully decorated and very well maintained. There are 4 bedrooms, 4 bathrooms and plenty of reception space. The open plan kitchen, dining and living room is south facing, surrounded by the wonderful gardens and offers patio access from the sunroom.



Location: The property is situated minutes from the N30 Enniscorthy to New Ross road network, approximately 14 minutes' drive from Enniscorthy Town, 20 minutes' drive from New Ross and 25 minutes' drive from Wexford Town. This is a wonderful countryside setting with a host of village amenities on your doorstep. For sporting families, the Cloughbawn GAA Club is only 450mtrs walk away with multiple playing grounds, a hurling wall and walk track. For those who enjoy immersing themselves in nature The Castleboro Forrest walk tracks along the river Boro and Castleboro ruins. All amenities are close to hand in Clonroche & Davidstown including a choice of primary Courtnacuddy N.S., Clonroche N.S. and Pollpeasty St. Josephs N.S and bus service passing the house gate serving both national and secondary schools. The village of Clonroche offers grocery store, a draper store, Home Hardware store, Agri store, take away, gastro pubs, hair dresser, pharmacy, beauty salon, a GP Clinic and churches. The community centre supports many extracurricular activities from music, to dancing. Pre-school and after school services are available nearby, only 1.8km, at Killegney Early Years . For those with an equestrian interest in mind, the Bree Hunt Stables are nearby and the water sports on offer is easy accessed at Edermine Bridge.

The Tominearly location offers privacy and peaceful countryside living with easy access to Dublin, Waterford, Cork or indeed Europe via the Rosslare Europort.

All in all, this is a superb family home and has a lot to offer any family wishing to move to this sought-after countryside location. A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	6.46m x 2.97m	Tiled flooring, coving, ceiling rose, dual aspect lighting at the front door, alarm, gate telecom, ample space for storage under staircase.
Sitting Room	4.58m x 4.37m	Solid timber oak flooring, large window overlooking front gardens. Open fireplace, coving, ceiling rose and picture rail. Electrical and t.v. points.
Living Room	4.87m x 4.37m	Solid timber flooring, large window overlooking front gardens. Feature fireplace with red brick surround, solid fuel stove, tiled hearth, oak timber edging and mantelpiece. Electrical & t.v. points, coving, ceiling rose and picture rail. Door leading to:
Sun Room	3.89m x 3.86m	Marble tiled flooring, south-westerly facing sun room, with French doors leading out to patio, timber cladded ceiling, electrical points, cast-iron radiator. Double doors to:
Kitchen	7.46m x 6.32m (max)	Marble tiled flooring throughout, feature bay window, ideally positioned in the direct south facing rear garden. Coving throughout, with recessed lights. Fully fitted kitchen, floor & eye level cabinets, solid timber painted, with an oak trim. Centre island with breakfast bar counter. Black granite worktop throughout. Stainless steel sink with granite bevelled drainer, tiled splashback. Large window overlooking rear garden. Siemens 4-ring electric hob with extractor fan overhead. Belling double oven, Belling dishwasher, Electrolux fridge-freezer. Door to:
Utility Room	2.77m x 2.75m	Marble tiled flooring, floor level cabinets with space for washing machine, counter worktop space, electrical points. Door to rear garden.
Hotpress		With dual fuel immersion and ample storage.
Shower Room	2.75m x 1.48m	Tiled flooring, coving, enclosed corner Supajet power shower, floor to ceiling tiling, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.

Timber staircase leading to first floor







Landing	7.40m (max) x 2.96 (max)	Solid timber flooring, coving, ceiling rose, large bay window overlooking front gardens.
Inner Corridor	3.37m x 1.07m	Solid timber flooring.
Master Bedroom	4.65m x 4.13m	Carpeted flooring, two windows overlooking rear garden. Coving, ceiling rose, electrical points.
Walk-in Wardrobe	2.07m x 1.60m	Carpeted flooring, open selves and rails, Stira access to attic. Door to:
Primary Bathroom	3.27m x 2.66m	Fully tiled, coving, large Jacuzzi bath with chrome faucets & showerhead. Large enclosed Supajet power shower with curved glass doors. Wash hand basin, mirror & lighting overhead, w.c. Door leading back to inner corridor towards landing.
Bedroom 2	4.37m x 3.82m	Carpeted flooring, large window overlooking rear gardens, coving, ceiling rose. Electrical points.
En-suite	2.37m x 0.88m	Tiled flooring, enclosed floor to ceiling tiled Supajet power shower, coving, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.
Bedroom 3	4.37m x 3.56m	Carpeted flooring, large window overlooking front gardens, coving, ceiling, electrical points.
En-suite	2.11m x 1.65m	Tiled floor, enclosed floor to ceiling tiled Triton T90xr power shower, w.h.b with cabinets underneath, Mosaic tiled splashback, mirror cabinet overhead, w.c.
Bedroom 4	4.38m x 3.63m	Carpeted flooring, large window overlooking front gardens, coving, ceiling rose, electrical points.

Total Floor Area: c. 236 sq.m. / 2,540 sq.ft.

Detached Garage	5.85m x 4.46m	Concrete floors, large window overlooking side garden, open shelves, double door access & pedestrian door access. Water pump system servicing private well.
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Features

- Remarkable family home.
- Extending to c. 236 sq.m./2,540 sq. ft.
- Four bedrooms, four bathrooms
- 5 minutes' drive from N30
- Easy access to all national networks.

Outside

- Situated on c. 1.13 acres
- Gardens in lawn
- Mature boundaries offering privacy & shelter
- Large garage
- Granite stone features
- Electric gated entrance

Services

- Private Well
- Bio Crete Treatment Plant Centre
- OFCH
- Fibre Broadband available
- Alarm

Please Note: All appliances, blinds and curtains remain in the sale. The kitchen free standing dresser is not included.

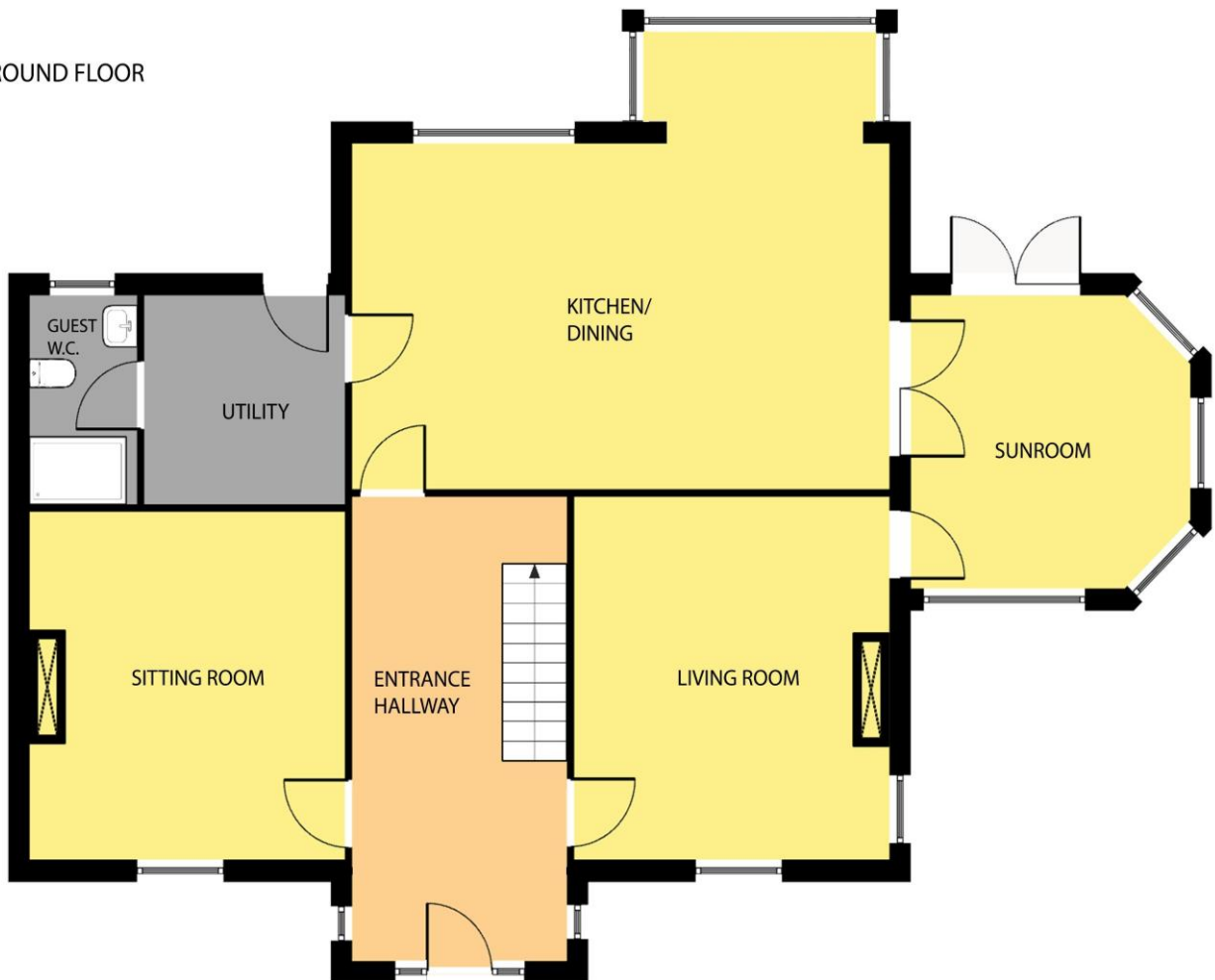
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 E681





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 mis-statement. 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. 116537416

Energy Performance Indicator: 141.42 kWh/m²/yr

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

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