

FOR SALE

AMV: €325,000

File No. d298.CWM



Ballysheen, Our Lady's Island Carne, Co. Wexford

- Superb family home located in Carne Co. Wexford.
- Wonderful sea views and within walking distance of Carne Beach.
- Residence is detached and set c. 0.61 acres.
- 3 bedroom, 3 bathroom extending to c. 156 sq.m / 1,679 sq.ft.
- Accommodation comprises; entrance hall, sitting room, playroom/office, guest w.c., kitchen, dining room, back porch, internal hallway, master bedroom with ensuite, 2 further bedrooms and family bathroom on the ground floor. Carpeted timber staircase leading to first floor with large office dual aspect windows and 2 further rooms and a bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Ballysheen, Our Lady's Island, Carne, Co. Wexford

Kehoe and Associates are delighted to bring this superb detached property to market at Ballysheen, Our Lady's Island, Carne, Co. Wexford. The property is located off the Ballyfán Road with easy access to both Carne and Our Lady's Island. The property is located within easy reach of Rosslare Europort, within 8kms to Wexford Town and the N11 to Dublin and beyond. The renowned Lobster Pot Restaurant is located only 600 metres away and Carne Beach is an easy 2km walk away from the property. The amenities at Our Lady's Island offers all one could expect at a village including church, school, coffee shop, playground, shop and petrol station.

The property itself is nicely set back from the road with gardens in lawn to the front and rear. There are sea views from the front and rear of the property extending to Tuskar Lighthouse and the Saltee Islands. Internally the property is bright and free-flowing with multi-purpose space. On the ground floor the property offers three bedrooms with master ensuite and 2 individual rooms. The living area is cleverly designed to include a playroom/office with sliding doors to front porch to sit out and enjoy the sea views extending to the Saltee Islands. There is a large double garage outside and the rear of the property has the benefit of been completely enclosed. If you are searching for a property in Wexford close to the beach where you can wake up to the sea view this property is not to be missed! This property has been well maintained and presented in good condition throughout.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393

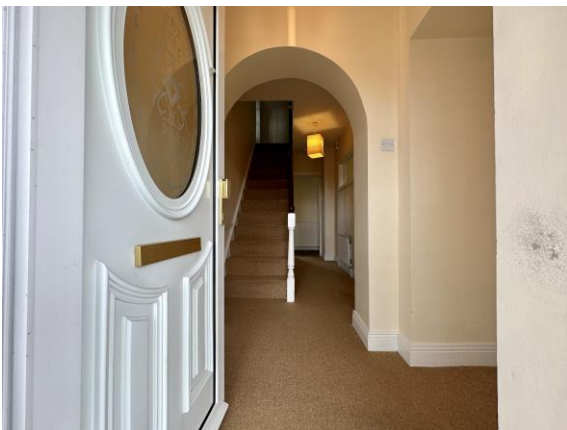
Carne Beach



ACCOMMODATION

Entrance Hallway	5.31m x 2.20m	Carpeted flooring, telephone point, electrical points.
Sitting Room	6.83m (max) x 4.96m (max)	Feature fireplace, mahogany surround & granite hearth. Coving, ceiling roses, bay window overlooking front gardens. Sliding door to patio. Door to:
Play Room / Office	4.32m x 2.86m	Carpeted flooring, window overlooking rear gardens.
Guest W.C.		Carpeted flooring, w.h.b. with tiled splashback and light overhead, w.c.
Kitchen	4.87m (max) x 3.55m	Tiled flooring, coving, floor & eye level fitted kitchen, single drainer stainless steel sink, tiled splashback, large window overlooking rear garden. Integrated Whirlpool electric hob, extractor fan overhead, Creda double oven, space for microwave. Whirlpool washing machine, Zanussi dryer, Hotpoint fridge-freezer.
Back Porch	2.48m x 1.04m	Tiled flooring, internal Grant boiler, overhead press & shelves, electric fuse box. Door to rear garden.
Dining Room	3.55m x 3.30m	Carpeted flooring, coving. French doors to rear garden.
Internal Hallway	6.81m x 0.98m	Carpeted flooring.
Bedroom 3	2.90m x 2.67m	Carpeted flooring, window overlooking front gardens.
Bedroom 2	3.98m (max) x 2.66m (max)	Carpeted flooring, two windows overlooking front garden.
Master Bedroom	3.55m x 3.28m	Carpeted flooring, window overlooking rear garden
En-suite	2.96m x 0.88m	Lino flooring, enclosed tiled shower stall with Triton T90si, w.c., w.h.b. with mirror & lighting overhead.
Family Bathroom	2.27m (max) x 1.78m (max)	Carpeted flooring, bath with tiled surround & showerhead bracketed to the wall. Half-wall tiled surround, w.h.b. with mirror & lighting overhead, w.c.

Carpeted timber staircase to first floor





Landing	4.86m x 1.31m (max)	Carpeted flooring, storage to eaves.
Office	3.96m (max) x 4.30m	Carpeted flooring, dual aspect windows facing east to the rear garden and west to the front garden, beautiful sea views. Electrical points & telephone point.
Room 1	3.84m x 2.81m	Carpeted flooring, overlooking the westerly view of The Saltee Islands and front garden.
Room 2	3.81m x 3.10m	Carpeted flooring, sliding doors to balcony overlooking the easterly views to Carnisore Point and rear garden.
Bathroom	2.41m x 1.14m	Carpeted flooring, enclosed tiled shower stall with Triton T90si shower, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.

Total Floor Area: c. 156 sq.m. / 1,679 sq.ft





Features

- 3 bedrooms, 3 bathrooms
- Multi purpose rooms upstairs to allow for office, playrooms, games rooms, etc.
- Extending to 156 sq.m / 1679 sq.ft
- Walking distance to beach
- Lobster Pot Bar/ Restaurant

Outside

- Wonderful Sea Views
- Situated on c. 0.61 acres
- Gardens in lawn front to rear
- Curbed gravel driveway
- Entrance gates, walls and piers
- Patio area to rear
- Double garage

Services

- Mains water
- Septic tank
- Telephone & Broadband available
- OFCH – Grant internal boiler installed
- Satellite t.v.

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: Y35 E5X9





Building Energy Rating (BER): C3 BER No. 105387393
Energy Performance Indicator: 200.11 kWh/m²/yr

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

Sales Agent

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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.
PRSA No. 002141