

FOR SALE

AMV: €495,000

File No.d524. BK



- Wonderful 7-bedroom family home offering an abundance of space, with well-proportioned rooms and open-plan areas that cater to the needs of a large family or those who love to entertain.
- Extending to c. 320 sq.m. / 3,444 sq.ft., with two bedrooms adjoining 'jack & jill' ensuite on the ground floor, the accommodation was designed with flexibility and practicality in mind.
- Unrivalled countryside location 850m from Shelmalier GAA Club, 1.5km from Castlebridge and 7km from Wexford's Bus & Rail Stations.
- Set on a c. 0.74 acres / 0.30 hectares site with sweeping countryside views, rear patio area and a detached garage extending to c. 43 sq.m. / 462 sq.m.
- Castlebridge has all your local needs catered for including an excellent local supermarket, primary school and pharmacy.
- Accommodation briefly comprises; entrance hallway, 7 bedrooms (master ensuite and 2 'jack & jill' ensuite bedrooms), extensive kitchen / diner, sitting room, playroom, large living / entertaining area, utility room, guest w.c., family bathroom and a storage room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Ballymartin, Castlebridge, Co. Wexford

Description: This impressive 7-bedroom property extending to c. 320 sq.m. / 3,444 sq.ft., is the ideal residence for large families with a passion for GAA and entertaining guests. Located just 850m from Shelmalier GAA Club, 1.5km from Castlebridge, 3.7km from Curraclloe and 3.9km from Screen, future occupiers will truly be spoiled for choice. Castlebridge has all your local needs cared for with amenities such as a church, pharmacy, pub, takeaway, post office, bus stop and a primary school. In addition to this, Wexford Town is only a 5-minute drive away offering an array of bars, restaurants, hotels, coffee shops and shopping options. A little further afield, a 1 hour 30 minute drive will have you in Dublin City Centre. Walkers and beach lovers have an abundance of nearby options including Edenvale Woods & Waterfall (2.9km), Curraclloe's 'Blue Flag' beach & The Raven Wood Nature Reserve (6km) and Wexford's Quayfront (6km).

With a harmonious blend of spacious living areas and outdoor amenities, this home offers the perfect balance between modern comfort and recreation. Upon arrival, the cobble lock entrance driveway compliments the surrounding lawn areas. Set on a c. 0.74 acres / 0.30 hectares site incorporating a garage extending to c. 43 sq.m. / 462 sq.m., the property is surrounded by undulating countryside views. From the moment you step inside, it's evident that this house is designed for practicality and comfortable living. On the ground floor, two well-sized bedrooms with a 'jack & jill' ensuite arrangement provide flexible options for family or guests. The heart of the home is the expansive kitchen and dining area, which features double doors that open up to the rear patio, seamlessly blending indoor and outdoor living. Two open archways lead to distinct yet interconnected spaces, a welcoming sitting room with a solid fuel stove for cosy winter gatherings and a playroom. From the playroom, another archway guides you into a second open-plan living space, complete with another solid fuel stove and more double doors that open onto an enclosed outdoor space. A guest w.c. and utility room complete the downstairs layout.

Upstairs, you'll find five generously proportioned double bedrooms, including a master bedroom with its own ensuite. The family bathroom is finished to exacting standards and a walk-in hotpress and storage press ensures that storage is never an issue. In a home like this, space is the true luxury. Ballymartin offers room for family, friends, and flexible living that can adapt to your needs over time. It's a place where functionality and comfort take precedence, providing an environment that is perfect for an active household.



Location

- 850m to Shelmalier GAA Club
- 1.5km to Castlebridge
- 3.7km to Curracloe Village
- 3.9km to Screen
- 5.7km to Curracloe's 'Blue Flag' beach
- 6.9km to Wexford Bus & Rail Stations
- 22km to Rosslare Strand
- 27km to Rosslare Europort
- 35km to Gorey
- 65km to Waterford City
- 120km to Dublin City



ACCOMMODATION

Ground Floor

Entrance Porch	2.34m x 1.41m	Tiled floor.
Entrance Hallway	5.84m x 4.79m (max)	
Kitchen	4.66m x 4.31m	Tiled floor, floor and eye level units, tiled splashback, island unit, electric oven, gas hob. Archway into:
Playroom	4.53m x 3.38m	Timber floor and archway into:
Reception Room	8.01m x 4.30m	Laminate floor, solid fuel stove, triple aspect windows, vaulted ceiling with Velux window and double doors to enclosed rear patio area.
Dining Room	4.66m x 4.00m	Timber floor, double doors to rear patio area and archway into:
Living Room	5.30m x 4.77m	Timber floor and solid fuel stove with granite hearth and timber surround.
Utility Room	3.34m x 2.28m (max)	Tiled floor, built-in storage units, plumbed for washing machine and dryer, countertop and door to rear patio area.
Guest w.c.	1.80m x 1.16m	Tiled floor w.c., w.h.b. and part tiled walls.
Sitting Room/ Bedroom 7	4.45m x 3.31m	Timber floor and Jack & Jill ensuite.
Jack & Jill Ensuite	2.37m x 2.38m	Fully tiled w.c., w.h.b., chrome towel rail and shower stall with pump shower.
Bedroom 6	3.93m x 3.35m	Timber floor and Jack & Jill ensuite.







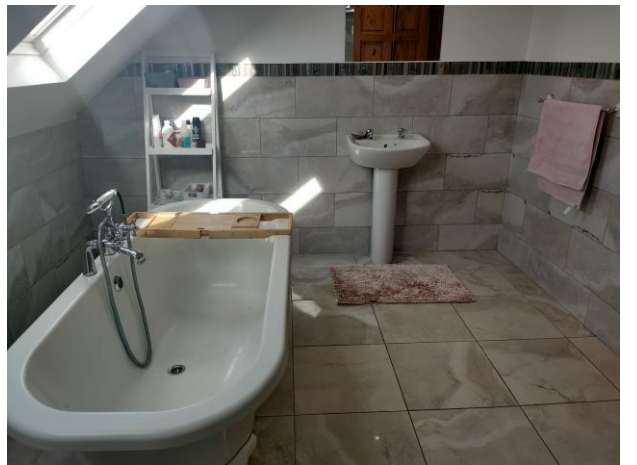
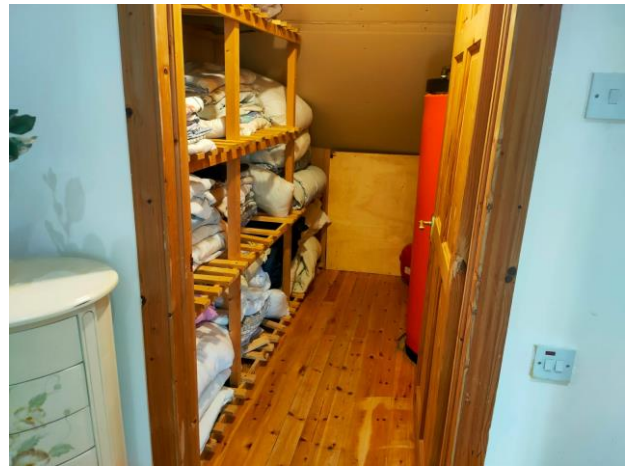
ACCOMMODATION

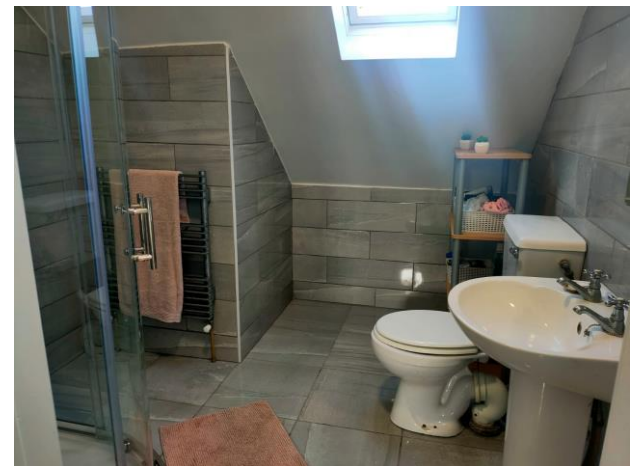
First Floor

Landing	9.90m x 2.54m	Timber floor.
Storage Closet	1.63m x 1.33m	
Walk-in Hotpress	2.35m x 1.80m	With dual immersion.
Bedroom 5	3.94m x 3.49m	Timber floor and dual aspect windows.
Bedroom 4	3.48m x 3.39m	Timber floor dual aspect windows and walk-in wardrobe.
Walk-in Wardrobe	2.87m x 1.80m	Timber floor and Velux window.
Master Bedroom	4.74m x 4.21m	Timber floor, built-in wardrobe units and ensuite.
Ensuite	2.71m (max) x 2.37m	Fully tiled w.c., w.h.b. and shower stall with Triton T90z electric shower.
Family Bathroom	3.70m x 2.90m	Tiled floor, part tiled walls, w.c., w.h.b., chrome towel rail, free standing bath and shower stall with pump rain forest shower head and tiled surround.
Bedroom 3	4.54m x 3.48m	Timber floor.
Bedroom 2	4.45m x 3.46m	Timber floor and dual aspect windows.

Total Floor Area: c. 320 sq.m. / 3,444 sq.ft.

Garage	7.41m x 5.74m	With roller door, loft area and dual aspect windows.
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Features

- Excellent 7-bedroom family home.
- Flexible living accommodation.
- c. 0.74 acre / 0.30 hectare site.
- Property extends to c. 320 sq.m. / 3,444 sq.ft.
- 1.5km from Castlebridge.
- 850m to Shelmalier GAA Club.
- Surrounded by fantastic amenities.
- Easily accessible location.

Outside

- Cobblelock entrance driveway.
- Lawn areas to the front and rear.
- Extensive rear patio area.
- Garage extending to c. 43 sq.m. / 462 sq.ft.
- Ample parking.
- Mature boundaries.
- Sweeping countryside views.

Services

- OFCH.
- Mains water.
- Septic tank drainage.
- Solid fuel stove.
- High speed fibre broadband available.

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

DIRECTIONS: From Wexford Town: Head over Wexford bridge and continue into Castlebridge. Proceed straight through Castlebridge and turn right after 1.5km for Shelmalier GAA Club. The property for sale is the third property on the right (For Sale Board). **Eircode: Y35 Y068.**



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VIEW**

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