

FOR SALE

AMV: €550,000

File No. d527. BK



‘Carrig View’, Tinnacarrick, Newbawn, Co. Wexford

- ‘Carrig View’ is a property of distinction, located just 2km from both the N25 at Ballinaboola and Newbawn Village with fantastic local amenities including an excellent national school.
- Embrace modern elegance in this 4-bed, 4-bath residence with contemporary finishes throughout featuring a solid oak kitchen with black granite countertops.
- A serene oasis, set on c. 1.50 acres / 0.61 hectares of meticulously landscaped gardens, an inviting firepit, enclosed orchard, a tranquil stream and scenic countryside views.
- Perfectly situated property offering easy access to New Ross (15 minutes), Wexford (25 minutes) and Waterford (30 minutes), with a daily bus service to each from Ballinaboola.
- Accommodation comprises of; entrance hallway, sitting room, kitchen / dining area, sunroom (south-westerly aspect), utility room, guest wc and the ensuite master bedroom at ground floor level with 3 double bedrooms (1 ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



‘Carrig View’, Tinnacarrick, Newbawn, Co. Wexford

Description: Kehoe & Assoc. are proud to present this splendid 4-bedroom family home to market. Constructed in 2009 and extending to c. 188 sq.m. / 2,024 sq.ft., this two-storey property is perfect for families seeking space, style and serenity. Impeccable taste is demonstrated throughout this property. The interior is adorned with contemporary décor. A warm and welcoming entrance hallway greets you upon arrival. This bright, airy and homely property benefits from 9ft high ceilings. The ground floor features a comfortable family living room with an open fireplace and a large bay window. The adjoining south-westerly facing sunroom with vaulted ceiling and adjacent Indian sandstone patio offers another tranquil spot for unwinding. The kitchen / dining area is also accessible from the sunroom creating an ideal space for entertaining guests. For those seeking modern elegance, this home won't disappoint. Modern finishes embellish the interior which features a solid oak kitchen with striking black granite countertops. A spacious utility room, guest w.c. and ensuite master bedroom complete the ground floor accommodation. The first floor comprises 3 further double bedrooms including a second ensuite bedroom and a family bathroom.

Step outside and you'll be greeted by a garden paradise. The c. 1.50 acre site boasts exceptionally well manicured and maintained garden areas with a large lawn surrounding the property. An inviting firepit and seating area, nestled under a charming pergola, beckon for outdoor relaxation. Adding to the property's appeal, a tranquil stream runs alongside the rear boundary hedge, supplying a soothing natural soundtrack and enhancing the overall ambiance. The garden also showcases various apple trees within an enclosed orchard, ensuring a private oasis for nature lovers. The garden is beautifully landscaped with mature foliage and shrubbery throughout providing a tranquil and peaceful setting to relax in. Take pleasure in the sweeping countryside scenery that extends to the horizon, enhanced by the captivating view of Tinnacarrick Wood. You can enjoy the peace and tranquility of rural living while still being within easy reach of all the amenities that County Wexford has to offer.

Don't miss this opportunity to make this fabulous property tucked amidst the tranquil beauty of the Wexford countryside your forever home, contact us today to arrange a viewing on 053-9144393



Location

The property's location is a true highlight being just 2 km from the N25 at Ballinaboola and equally close to Newbawn village. Newbawn is a charming village offering an excellent national school, thriving pub, church, post office, fitness classes, creche and a takeaway. In Ballinaboola there is a fantastic service station, bus stop, The Horse & Hound Inn Hotel, yoga classes, barbers, auto repairs and Rathgarogue Cushinstown GAA Club. Nature enthusiasts will delight in the proximity to nearby scenic walks, including the JFK Memorial Park & Arboretum and Carrickbyrne Hill. New Ross is less than 15 minutes' drive away while Wexford Town and Waterford City are only 25 minutes and 30 minutes away respectively. The stunning Duncannon Beach awaits just 20 minutes from this tranquil abode. With daily bus services from Ballinaboola to New Ross, Wexford and Waterford, accessing the region has never been more convenient.

Convenience

- 2km from Ballinaboola and Newbawn
- Less than 10 minutes to Carrickbyrne Hill
- Less than 15 minutes to New Ross and JFK Memorial Park
- 20 minutes from the beautiful Duncannon Beach
- Only 25 minutes from Wexford Town
- Just 30 minutes from Waterford City

Local amenities between Newbawn and Ballinaboola include:

- National school
- Church
- Post office
- Pub
- Horse & Hound Inn Hotel
- Takeaways
- Yoga classes
- Fitness classes
- Creche
- Barbers
- Auto repairs





ACCOMMODATION

Ground Floor

Entrance Hallway	4.15m x 2.95m	Porcelain tiled floor and Mahogany staircase to first floor.
Living Room	5.04m x 4.54m	Solid timber floor, open fireplace with black granite hearth and surround, large bay window with garden views. Door to:
Sunroom	3.98m x 3.67m	Porcelain tiled floor, vaulted ceiling, triple aspect windows, double doors to Indian sandstone patio area, and garden views. Doors to:
Kitchen / Dining area	7.62m x 3.89m	Porcelain tiles, bespoke solid oak kitchen and island unit with black granite counter tops. Extensive floor and eye level units with integrated Belling double oven, integrated fridge freezer, integrated Bosch dishwasher, Whirlpool electric hob with extractor fan.
Utility	3.80m x 2.27m	Tiled floor, solid oak floor and eye level storage units with countertop, stainless steel sink, plumbed for washing machine and dryer, fitted mini freezer and door to rear garden.
Guest W.C.	1.52m x 1.47m	Tiled floor, w.c. and w.h.b.
Bedroom 2	4.17m x 3.79m	Carpet floor, dual windows and garden views and ensuite.
Ensuite	2.18m x 1.46m	Tiled floor w.c., w.h.b. with tiled splashback, shower stall with pump shower and tiled surround.



First Floor

Landing	4.31m (max) x 4.10m (max)	
Hotpress		With dual immersion.
Family Bathroom	3.05m x 2.48m	Lino flooring, part tiled walls, w.c., w.h.b. with vanity unit, freestanding bath, shower stall with Mira Vigour electric shower and tiled surround.
Bedroom 4	4.41m x 3.03m	Carpet floor.
Bedroom 3	5.20m x 3.79m (max)	Carpet floor, extensive built-in wardrobe units and dual aspect windows with countryside views.
Master Bedroom	4.41m x 4.45m (max)	Carpet floor, dual windows with country side views and ensuite.
Ensuite	1.98m x 1.98m (max)	Tiled floor w.c., w.h.b., with tiled splashback, shower stall with Triton t90xr electric shower.
Total Floor Area: c. 188 sq.m. (c. 2,024 sq.ft.)		
Garage	6.53m x 3.82m	Roller door, side door access and loft.









Features

- Energy efficient home.
- Superbly located.
- Superior 4-bed / 4-bath family home.
- Meticulous maintained.
- Scenic countryside views.
- Contemporary decoration throughout.
- Numerous picturesque walks nearby.
- Sunny aspect.

Outside

- Extensive garden and lawn areas.
- Mature foliage and shrubbery.
- Indian sandstone patio area.
- Fire pit with surrounding pergola & seating area.
- Enclosed orchard.
- Stream bordering rear lawn.
- Site extending to c. 1.50 acres.
- Garage extending to c. 25 sq.m. / 269 sq.ft.

Services

- Private well.
- Septic tank drainage.
- O.F.C.H.
- ESB.
- High speed fibre broadband available.

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

DIRECTIONS: From the Maldron Hotel at the New Ross Road Roundabout, take the N25 towards New Ross. Continue until you reach the village of Ballinaboola and take the first left turn down the R736. 'Carrig View' is 2km down this road on your left hand side. Eircode: Y35 XV52.



GROUND FLOOR

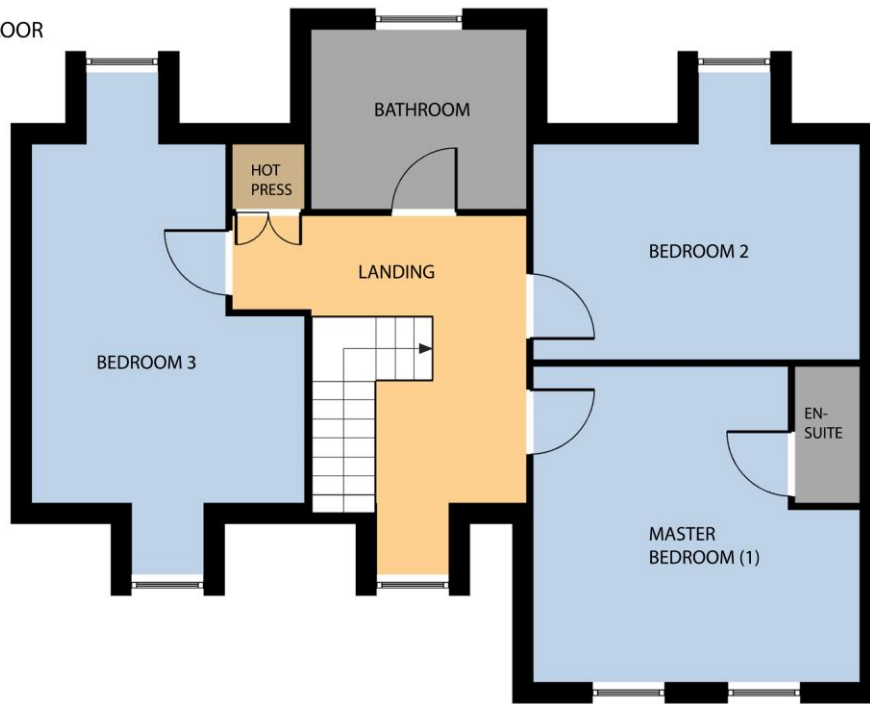


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): B3 BER No. 100260249

Energy Performance Indicator: 147.69 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

