

FOR SALE

AMV: €390,000

File No. c840.BF



Ballylusk, Ballindaggin, Enniscorthy Co. Wexford

- Superb 4 bedroomed family home in a peaceful country setting in one of the most scenic parts of County Wexford. The views from this property are truly spectacular overlooking the lush green fields and rolling countryside to Mount Leinster in the distance.
- Centrally located only 12 minutes from Enniscorthy Town, 15 minutes from the M11, 1 hour 20 minutes from City West, 1 hour 25 minutes from Stillorgan.
- This architect designed home with natural stone exterior and natural slate roof was constructed in 1998 and modernised and extended in 2010. The emphasis in this home is all about family with fabulous interlinking rooms to mingle and entertain. Spectacular elevated site with professionally landscaped gardens.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Ballylusk, Ballindaggin, Enniscorthy Co. Wexford

DESCRIPTION: Superb 4 bedroomed family home in a peaceful country setting in one of the most scenic parts of County Wexford. The views from this property are truly spectacular overlooking the lush green fields and rolling countryside to Mount Leinster in the distance. Centrally located only 12 minutes from Enniscorthy Town, 15 minutes from the M11, 1 hour 10 minutes from City West, 1 hour 25 minutes from Stillorgan, 35 minutes from Wexford Town, and less than an hour from Waterford City, Kilkenny City and Carlow Town. The nearby village of Ballindaggin offers excellent amenities including primary school, church, shop, post office, pubs, restaurant, community centre, sporting facilities, Bunclody Golf Club and playground. Local secondary schools are available in Enniscorthy Town and Bunclody Town.

This architect designed home with natural stone exterior and natural slate roof was constructed in 1998 and modernised and extended in and around 2006 with the addition of a spacious kitchen with mezzanine level overhead. The emphasis in this home is all about family with fabulous interlinking rooms to mingle and entertain. It also offers private individual spaces like the snug, a cute little room with its own fireplace perfectly positioned and tucked away on the corner of the house for the quieter moments. The mezzanine is a fabulous space that could be used as a dining room, playroom, den, gym, or games room. The property is presented in mint condition and finished to an exceptionally high standard, with 9 ft high ceilings throughout the ground floor, travertine floor tiles, solid timber floors, oak staircase, contemporary bathrooms, and country kitchen with Stanley oil fired range style cooker.

Spectacular elevated site with professionally landscaped gardens and a tarmacadamed driveway that wraps all the way around the house providing a fantastic surface for skateboards, rollerblades, and bikes. Lawns to the front with some lovely mature ornamental trees and shrubs. To the rear the garden has been cleverly worked into the elevated site with natural stone outcrop peeping through the mature planting, railway sleeper steps and raised planter beds. The lawn is sheltered, very private and surrounded by a lovely collection of ornamental trees and shrubs. There is a secret garden tucked away in a slightly elevated position over the lawn with circular patio finished in sandstone with built-in seating surrounded by a beautiful selection of flowering plants and the most spectacular views of the surrounding countryside and mountains. The perfect spot for an evening barbeque.

Viewing of this fabulous family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	3.38m x 2.44m	Travertine tile flooring and double doors to sunroom.
Guest Toilet	1.51m x 1.18m	With travertine tile flooring, w.c., w.h.b.
Family Room/Snug	3.58m x 2.86m	With timber flooring and feature cast iron open fireplace
Sitting Room	5.57m x 3.96m	With timber flooring, feature box window looking onto the garden to the rear, feature fireplace with solid fuel stove and windows on all three sides
Study/Playroom	3.43m x 2.70m	With timber flooring and door to hallway
Sunroom	3.98m x 2.28m	With travertine tile flooring, French doors to rear garden
Bedroom 4	4.73m x 3.24m	With timber flooring, part wainscoting and windows on three sides with fabulous views
Utility Room	1.96m x 1.63m	With travertine tile flooring, excellent range of built-in storage presses, cloaks closet, washing machine and door to Sunroom
Kitchen	4.93m x 6.36m	With timber flooring, excellent range of built-in floor and eye level units, Stanley oil fire cooker for the central heating, gas hob, double oven, dishwasher, Belfast sink, granite worktops, island unit with granite worktop and food preparation sink, a feature box window with fabulous countryside views, stairs to mezzanine level, door to outside and door to:
Mezzanine	5.01m x 4.08m	With dormer ceiling and open gallery look down over dining area, exposed stonework, timber flooring and French doors to balcony with fabulous views of the countryside
Balcony		
First Floor		
Master Bedroom	5.58m x 3.97m	Feature box window overlooking the garden
Dressing Room	3.41m x 2.74m	With excellent range of built-in storage
Ensuite	2.86m x 1.91m	With tiled flooring, part-tiled walls, tiled shower stall with power shower, w.c., w.h.b.
Bathroom	1.69m x 2.14m	With part-tiled walls, bath with electric shower over, w.c., w.h.b.
Bedroom 2	3.46m x 3.33m	Walk-in wardrobe
Walk-in Wardrobe	2.58m x 1.78m	
Bedroom 3	5.67m x 2.95m	With access to eaves storage
Garage	4.54m x 3.18m	With lights and power sockets, double doors to the front, pedestrian door to the side, built-in workbenches on three sides and fitted shelving.

Total Floor Area: c. 258 sq.m. / 2,781 sq.ft.









Features

- Low maintenance exterior
- Superb architect designed family home
- Ample reception rooms
- Peaceful country setting
- Stunning countryside views

Outside

- Professionally landscaped gardens
- Tarmacadam drive
- Secret patio area
- Mature planting
- Detached garage

Services

- Private water supply
- Mains electricity
- Septic tank drainage
- OFCH
- High speed Broad Band

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: From Enniscorthy Town take the Killealy Road passing out by Pettitt's Supervalu, The GAA Park, Lidl & Aldi. Continue for approximately 10 km and turn right signposted for Ballindaggin 1.5km and '98 Memorial. Proceed into the village of Ballindaggin, turn right and take a sharp left at The Holy Grail Pub. Proceed out this road passing the church on the left-hand side and take the next left. The property is c. 1.5 km up here on the left-hand side. Walled entrance with cattle grid. **Eircode Y21HE30**



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): C1 BER No. 114747207
Energy Performance Indicator: 173.35 kWh/m²/yr

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VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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