

# FOR SALE

AMV: €325,000

File No.d576. BK



## Barntown, Co. Wexford

- Substantial 4-bedroom detached family home extending to c. 178 sq.m. / 1,916 sq.ft, set on a secluded and mature plot extending to c. 0.51 acres.
- Superbly located 1km from Barntown National School, less than 10 minutes' drive to Wexford Town and 15 minutes' drive to Rosslare Strands 'Blue Flag' beach.
- 1980's dormer bungalow situated at the end of a quiet laneway, in need of modernisation with tremendous potential.
- In close proximity to the N25 / N11 ring roads network and only a 1 hour 30 minutes' drive to south County Dublin.
- Accommodation briefly comprises: Entrance hallway, living room, sitting room, kitchen / diner, utility, guest wc, 2 bedrooms and a bathroom on the ground floor. Upstairs there are 2 bedrooms, a family bathroom and a storage room / home office.
- To arrange a suitable viewing time, contact the sole selling agents. Kehoe & Assoc. on 053 9144393.

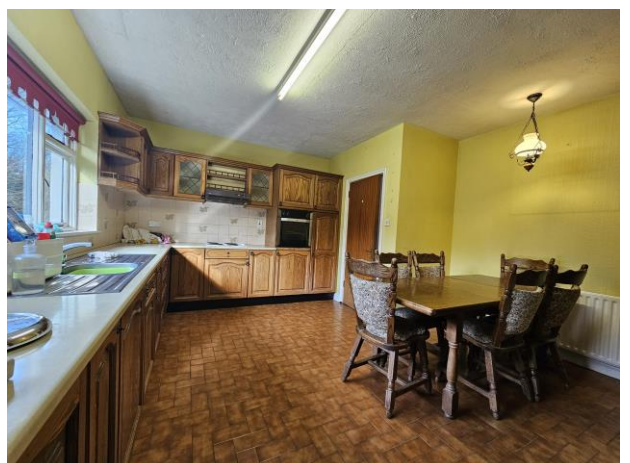
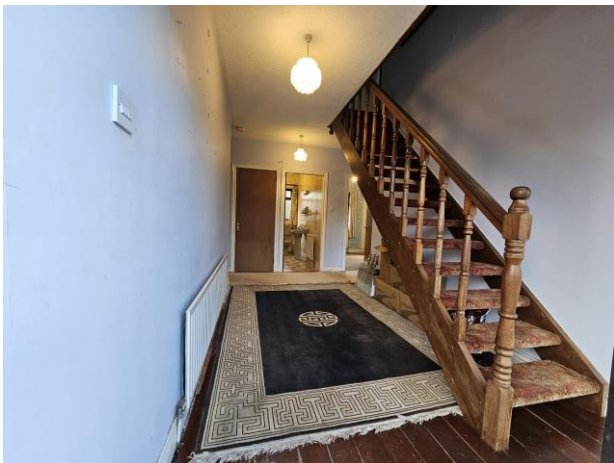


**Kehoe  
& ASSOC.**

# ‘White House’, Ballygoman, Barntown, Co. Wexford

**Description:** ‘White House’ is a substantial 1980’s dormer bungalow extending to c. 178 sq.m. / 1,916 sq.ft. This property is superbly located just 200m from the N25 at Slaney Manor, and 1km from Barntown National School. Barntown has plenty to offer including a church, community centre, new purpose-built squash court and a very well equipped service station. Barntown is a highly sought after location to reside, with an array of fantastic amenities on your doorstep. Forth Mountain walking trail, boasting panoramic views of the Wexford coastline, the Irish National Heritage Park, Glynn Barntown GAA Club, Wexford Racecourse, fantastic hotels and horse riding facilities are all available nearby. Conveniently located just 5km outside of Wexford town centre and close to the N25 / N11 ring roads network, this property is perfectly positioned for those who want to enjoy the best of both countryside and urban living. Rosslare Strands ‘Blue Flag’ beach is a 15 minute drive away and Dublin City is only 1 hour 30 minutes’ away.

Set on a secluded c. 0.51 acre plot, with a tranquil stream bordering the site, ‘White House’ offers both privacy and serenity. Boasting a south-facing rear aspect and an expansive lawn, this property beckons for al fresco gatherings in the summer sunshine. Downstairs the accommodation comprises an entrance hallway, sitting room, living room, 2 bedrooms, bathroom, kitchen / diner, utility room and a guest wc. Upstairs you will find 2 spacious bedrooms, a family bathroom and a storage room / home office. An integral garage extending to c. 22 sq.m. / 236 sq.ft. provides additional storage space and convenience. Though in need of modernisation and some refurbishment, this home brims with potential. The layout is well proportioned with large picture windows offering spacious light filled accommodation. Whether you seek the tranquillity of rural life or the buzz of urban amenities, this property offers the best of both worlds. Embrace the potential and make this house your forever home.





## ACCOMMODATION

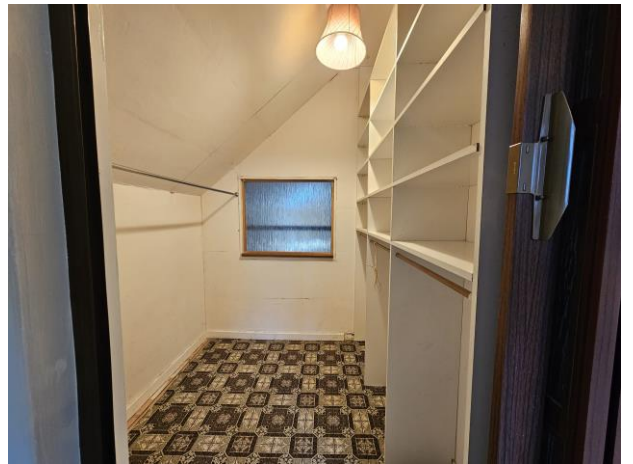
Entrance Hallway	4.74m x 2.37m	Timber floor, staircase to first floor.
	6.22m x 0.97m	Carpet floor. Hotpress with dual immersion.
Living Room	4.93m x 3.63m	Carpet floor.
Bedroom 1	4.26m x 3.01m	Carpet floor, built-in storage units.
Bedroom 4	3.14m x 2.37m	Carpet floor, built-in storage unit.
Bathroom	3.13m x 1.80m	Line flooring, w.c., w.h.b., bathtub. Shower stall with pump shower and tiled surround.
Sitting Room	4.84m x 3.63m	Carpet floor, fireplace with electric fire.
Kitchen/Diner	4.83m x 4.23m	Tiled floor, floor & eye level units, tiled splashback, stainless steel sink, Belling oven, electric hob and extractor.
Utility Room	2.63m x 1.80m	Tiled floor, plumbed for washing machine. Door to rear garden and door to integral garage
Guest W.C.	1.79m x 0.88m	Lino flooring, w.c. and w.h.b.
Landing Area	3.91m x 1.04m	Carpet floor.
	7.06m x 1.23m	Carpet floor.
Bedroom 3	4.35m x 3.00m	Carpet floor.
Walk-in Wardrobe	1.78m x 1.70m	Carpet floor.
Storage Area/ Home Office	3.91m x 1.33m	Timber Floor.
Family Bathroom	3.02.m x 2.96m	Part carpet/part tiled floor, w.c., w.h.b., bidet, bathtub with mixer taps and tiled surround.
Bedroom 2	5.90m x 4.31m (max)	Carpet floor.

**Total Floor Area: c. 178 sq.m. / 1,916 sq. ft.**

Integral Garage 6.10m x 3.66m

**Total Floor Area: c. 22 sq.m. / 237 sq.ft.**





## Features

- Accommodation extending to c. 178 sq.m.
- Integral garage extending to c. 22 sq.m.
- Site extending to c. 0.21 hc / 0.51 ac
- Surrounded by amenities
- Tremendous potential
- Exceptional location

## Outside

- 1km from Barntown N.S.
- 5km from Wexford town
- 18km from Rosslare Strand
- Secluded site with mature boundaries
- Large lawn area
- South facing rear aspect

## Services

- Mains water
- Septic tank drainage
- O.F.C.H.
- ESB
- Fibre broadband available
- Wired for alarm

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

**DIRECTIONS:** Eircode: Y35 X051



**Building Energy Rating (BER): E1 BER No. 117136515**

**Energy Performance Indicator: 322.39 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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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