

# FOR SALE

AMV: €550,000

File No.d558. BK



## ‘Farmhouse’, Coolcotts Lane, Wexford

- Impeccable 4-bed / 4-bath Georgian style residence extending to c. 232 sq.m. / 2,497 sq.ft., boasting 2 ensuite bedrooms and a walk-in master wardrobe.
- Superbly located, close to all amenities including Scoil Mhuire National School, secondary schools, Wexford General Hospital, Wexford County Council Offices and only 3km to Wexford Town.
- Once an old farmhouse, this property was re-built entirely in 2010 to exacting standards.
- Property features include a solid oak stairwell, 9-foot high ceilings with ceiling coving throughout and a ‘Neff’ kitchen boasting quartz countertops.
- Accommodation briefly comprises: entrance hallway, living room, sitting room, wetroom, cloakroom, kitchen / diner, utility room and sunroom at ground floor with 4 bedrooms (2 ensuite & master walk-in wardrobe) 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.**

# ‘Farmhouse’, Coolcotts Lane , Wexford

**Location:** ‘Farmhouse’ is ideally located just 500m from Scoil Mhuire National School and 3km from Wexford’s main thoroughfare. This location offers easy access to the N11/M11 and N25 ring roads network at the New Ross Road Roundabout, which is only 3 minutes’ drive away. Wexford bus and rail stations at Redmond Square are a short 4-minute drive connecting you to Dublin and Rosslare Europort. ‘Farmhouse’ is surrounded by amenities such as Wexford Racecourse, Clonard GAA Club, Wexford General Hospital, Wexford County Council Offices, secondary schools and more. Both ‘Blue Flag’ beaches at Curraclloe and Rosslare Strand are less than 20 minutes’ driving distance. There is a local bus stop less than 1km from ‘Farmhouse’ making Wexford Town easily accessible.





# Description

This Georgian style property is aptly named “Farmhouse” as this residence and adjoining lands were formerly on the site of a working farm. This imposing 4-bed / 4-bath dwelling was completely re-built to exacting standards in 2010. Extending to c. 232 sq.m. / 2,497 sq.ft., this substantial residence is presented to the market in turn-key condition.

Upon entry, you step into a warm and welcoming entrance hallway and soak up the luxurious ambience this property exudes. 9-foot high ceilings with coving, hardwood flooring and a solid oak stairwell all add to this property’s elegance. There is a cosy sitting room with hardwood flooring and a solid fuel stove downstairs with an additional living room opposite, which could be put to a myriad of uses. The tiled kitchen features all ‘Neff’ appliances, including a double-oven, a steam oven, a hot plate drawer, a 6-ring gas hob and extractor fan. There is also a larder press and integrated wine-rack. Quartz counter tops and splashback give a sleek finish to this stylish kitchen. Adjacent to the kitchen is a south facing sunroom, which leads out to a rear patio area. A utility room which doubles as a back-kitchen boasts extensive storage, another larder press, a stainless steel sink, and a gas oven with 4-ring hob. A cloakroom and a spacious, fully tiled shower room complete the downstairs accommodation.

Upstairs, you will find 4 double bedrooms and a family bathroom. 2 of the 4 bedrooms are ensuite, including the master bedroom which also incorporates a large walk-in wardrobe. Externally, this impressive property features electric vehicular and pedestrian gates, a tarmac driveway with ample parking and a detached garage. It is surrounded by walled boundaries and mature hedging. There are lawn areas to the front and rear. The property is fully alarmed and includes a CCTV system. Presented in pristine condition, this exceptional property has to be viewed to truly appreciate it’s splendour.



## ACCOMMODATION

### **Ground Floor**

Entance Hallway	6.09m x 2.96m	Hardwood flooring, ceiling coving, recessed lighting, closet and solid oak stairwell to first floor.
Living Room	4.77m x 4.28m	Hardwood flooring, ceiling coving and dual aspect windows.
Sitting Room	4.18m x 3.57m	Harwood flooring, ceiling coving, built-in solid fuel stove with granite hearth and surround.
Wetroom	2.97m x 2.09m	Tiled floor, w.c., w.h.b. and walk-in shower stall with Triton T90xr electric shower.
Kitchen / Dining Room	8.18m x 3.87m	Tiled floor, ceiling coving, extensive floor and eye level units, quartz counter top and splashback, 6-ring gas Neff hobb with quartz splashback, Neff extractor fan, built-in Neff double oven, Neff steam oven, Neff hot plate drawer, larder press, wine rack, built-in Bosch dishwasher, Renewell water filtration system, open arch to:
Sunroom	3.53m x 3.33m	Hardwood flooring, triple aspect windows and double doors to rear patio area.
Utility Room	3.87m x 2.88m	Extensive floor and eye level units, plumbed for washing machine, tumble dryer, stainlees steel sink, gas double oven, 4-ring hob with extractor fan and side access door.

### **Solid Oak Timber Stairwell to First Floor**





### First Floor

Landing	6.48m x 2.93m	Carpet floor, ceiling coving and recessed lighting.
Hotpress		With dual immersion.
Family Bathroom	4.08m x 2.17m	Tiled floor, part tiled walls, bath with mixer taps, w.c., w.h.b. with surrounding vanity units, shower stall with pump shower and tiled surround.
Bedroom 4	3.68m x 3.38m (max)	Carpet floor, ceiling coving and storage units.
Bedroom 3	4.77m x 3.38m (max)	Carpet floor, ceiling coving and storage units.
Bedroom 2	4.20m x 3.12m	Carpet floor and ceiling coving.
Ensuite	2.41m x 2.02m	Tiled floor, recessed lighting, part tiled walls, w.c., w.h.b., shower stall with pump shower and tiled surround.
Master Bedroom	4.78m x 3.27m	Carpet floor, ceiling coving, walk-in wardrobe and ensuite.
Walk-in Wardrobe	1.87m x 1.57m	
Ensuite	3.07m x 1.87m	Tiled floor, part tiled walls, w.c., w.h.b. with vanity units and shower stall with pump shower.

**Total Floor Area: c. 232 sq.m. / 2,497 sq.ft.**







## Fea

- Georgian style residence
- Completely rebuilt in 2010
- Finished to exacting standards
- Extensive accommodation (c. 232 sq.m.)
- 4 spacious bedrooms (2 ensuite)
- Floored attic space
- Electric Stira staircase to attic
- 9ft high ceilings throughout
- Ceiling coving
- Tarmacadam entrance driveway
- Walled boundaries
- Electric vehicular & pedestrian gates
- Surrounded by lawn
- Mature hedging and shrubs
- Detached garage
- Rear patio area
- Southerly rear aspect
- Mains water
- Mains drainage
- OFCH (Zoned)
- ESB
- Fibre broadband available
- Fully alarmed
- CCTV system
- PV panels

**NOTE:** Sale is inclusive of curtains, blinds and electrical appliances. Please note the Fridge Freezer, washing machine and dryer are exclusively excluded from the sale.

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

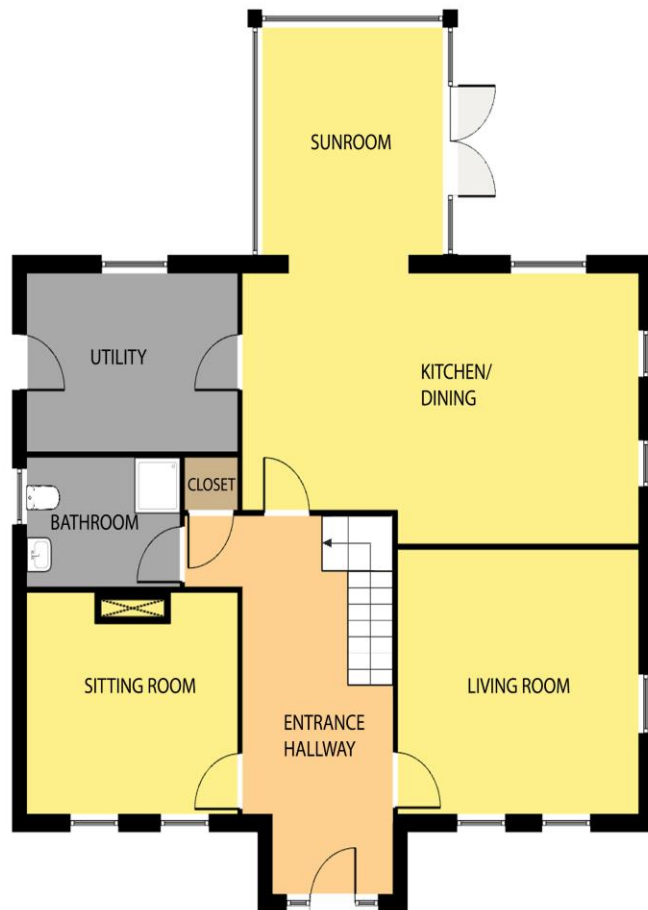
**DIRECTIONS:** **EIRCODE:** Y35 C9D8







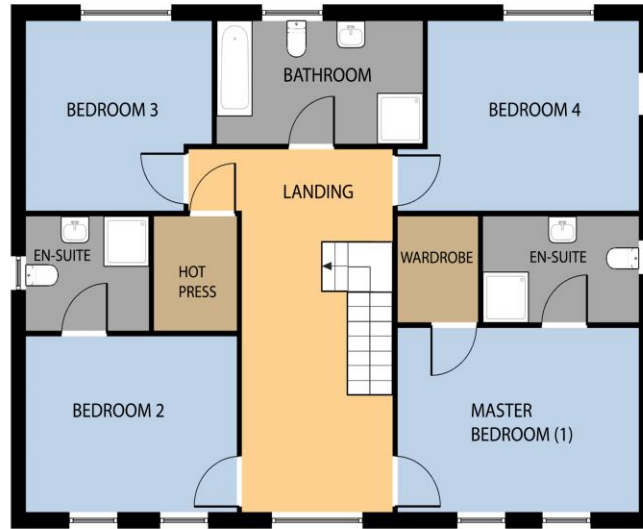
GROUND FLOOR



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.



FIRST FLOOR



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**Building Energy Rating (BER): C1 BER No. 116878257**

**Energy Performance Indicator: 166.47 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