

# FOR SALE

AMV: €495,000

File No. d681.BK



## New Ross, Co. Wexford

- Magnificent A3-Rated family home set on a private c. 0.26 hc / 0.64 acre site with sweeping countryside views and a south-westerly rear aspect.
- Superbly located property just 5 minutes' drive from both Gusserane and Newbawn Villages and 20 minutes' drive to Duncannon Beach.
- Embrace modern elegance in this splendid, 4-bed / 4-bath residence extending to c. 205 sq.m. / 2,206 sq.ft. featuring an underfloor heating system and a double-sided solid fuel stove between the dining room and living area.
- Perfectly situated offering easy access to New Ross (20 minutes' drive), Wexford (30 minutes' drive) and Waterford (30 minutes' drive).
- Imposing, modern property with bright and airy accommodation flooded with natural light throughout.
- Accommodation comprises of; entrance hallway, sitting room, kitchen / dining room, living room, utility room, home office / bedroom and a guest W.C. at ground floor level with a landing area, 3 bedrooms (2 ensuite bedrooms & master walkin 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.

## Location

This wonderful property is situated just 5 minutes' drive from villages Newbawn and Gusserane. Both villages have a church and excellent national schools. Gusserane is also home to Gusserane O'Rahillys GAA Club, while Newbawn has additional amenities including fitness classes, takeaway, post office, barbers and a thriving pub. The vibrant village of Wellingtonbridge is less than 15 minutes' drive away where you will find excellent amenities such as SuperValu, Wallaces Homevalue Hardware & Garden Centre, Lemon & Lime Café, takeaway, pub, etc. The N25 at Ballinaboola is only 8 minutes' driving distance from this location where there is a fantastic service station and The Horse & Hound inn Hotel. This accessibility to the N25 makes New Ross less than 20 minutes' drive away while Wexford Town and Waterford City are less than 30 minutes' and 35 minutes' drive away respectively. Nature enthusiasts will delight in the proximity to nearby scenic walks, including the JFK Memorial Park & Arboretum and Carrickbyrne Hill. 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 as convenient.



***Kehoe & Associates*** are proud to present this immaculate 4-bed / 4-bath family home to market. Nestled in the heart of south County Wexford this modern home has an outstanding BER rating of A3, highlighting its exceptional energy efficiency. Extending to c. 205 sq.m. / 2,206 sq.ft. and set on c. 0.64 acre site with sweeping countryside views, this two-storey property is perfect for families seeking space, style and serenity. Constructed in 2006. Impeccable taste is demonstrated throughout this property.

The interior is adorned with contemporary décor. A most impressive entrance hallway with exposed first floor ceiling and solid oak stairwell greets you upon arrival. To your left is a cosy sitting room with solid fuel stove. To your right is the heart of the home. A stunning kitchen / dining / living room with bespoke finishes, high quality appliances and a striking double sided solid fuel stove positioned between the dining and living space. The living room showcases a vaulted ceiling, double doors to the rear patio and splendid countryside views. The utility room provides ample storage space and countertop space. A double bedroom / home office and guest w.c. complete the downstairs accommodation.

The first floor comprises a spacious landing area, 4 bedrooms (2 ensuite) including the most impressive master bedroom with ample built-in wardrobe units and a family bathroom. Outside, the garden is landscaped and well-manicured with lawn areas front and rear. Mature roadside hedging provides shelter and privacy. Double doors from the living room open out to the the south-west facing patio with walled boundaries. This area is the ultimate suntrap, an idyllic space to sit, relax, take in the beautiful countryside views and enjoy the long summer evenings. There is a detached garage with overhead loft offering plenty of additional storage space. Kilbraney is a superior family home, presented in immaculate condition with an exceptional energy rating. Contact us today to arrange a viewing.







## ACCOMMODATION

### ***Ground Floor:***

Entrance Hallway	5.00m x 2.86m	Tiled floor and mahogany stairwell to first floor.
Sitting Room	4.66m x 3.95m	Timber floor, ceiling coving, solid fuel stove with granite hearth and granite surround.
Home Office/ Bedroom 3	3.98m x 3.19m(max)	Timber floor.
Guest W.C.	2.17m x 1.84m	Tiled floor, w.c., w.h.b. and vanity unit.
Kitchen/Dining Room	8.07m x 3.87m	Tiled floor, dual aspect windows, floor and eye level units, integrated dishwasher, large stainless sink, integrated double oven, splashback, kitchen island with electric hob and storage drawers, feature dual sided multi fuel stove, open archway into:
Living Room		Laminate floor, vaulted ceiling, feature double sided multi fuel stove, French doors to rear garden and patio area.
Utility Room	7.23m x 2.79m(max)	Tiled floor, built-in storage units, ample countertop space and integrated floor level units, plumbed for washing machine, space for dryer, stainless steel sink, fitted for large oven, over head extractor fan, tiled splashback, door to rear garden.





## ACCOMMODATION

### ***First Floor:***

Landing	4.96m x 3.36m(max)	Laminate floor, Hot-press with coat rail and ample storage shelving.
Bedroom 2	4.48m x 3.97m(max)	Laminate floor, ample wardrobe space, door to en-suite.
En-suite	2.78m x 0.97m	Tiled floor, w.c., w.h.b., shower stall with pump shower and tile surround.
Bedroom 4	3.05 x 2.79	Laminate floor, sweeping countryside views, Stira attic stairs to floored attic space.
Family Bathroom	3.18m x 2.37m	Tiled floor, jacuzzi bathtub with tile surround, w.c., w.h.b., shower stall with pumped shower and tiled surround.
Bedroom 5/Walk-in wardrobe	3.09m x 2.39m	Laminate floor.
Master Bedroom	4.51m x 4.00m	Laminate floor, ample fitted wardrobe units and integrated vanity station.
Ensuite	3.08m x 0.96m	Tiled floor, w.c., w.h.b., shower stall with pumped shower and tiled surround.

### **Detached Garage:**

6.58m x 4.80m Total Floor Area: c32 sq.m. (c 344 sq. ft.)

**Total Floor Area: c. 205 sq.m. / c. 2,206 sq.ft.,**







## Features

- A3-Rated
- Built in 2006
- Exceptional 4-bed / 3-bath family home
- Accommodation extending to c. 205 sq.m. / 2,206 sq.ft.

## Outside

- c. 0.26 hectare / 0.64 acre site
- Scenic countryside views
- 5 minutes' drive to Newbawn & Gusserane
- Large lawn areas
- Extensive rear patio area
- Numerous picturesque walks nearby
- Detached garage with overhead loft
- Mature roadside hedging

- Stira staircase to floored attic space
- Meticulously maintained
- Contemporary decoration throughout
- South-westerly rear aspect

## Services

- Private Well
- Treatment plant
- Air to water underfloor heating system
- Solar panel water heating system
- ESB
- Broadband available
- Wired for alarm system

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

**DIRECTIONS:** Eircode: Y34 F297.

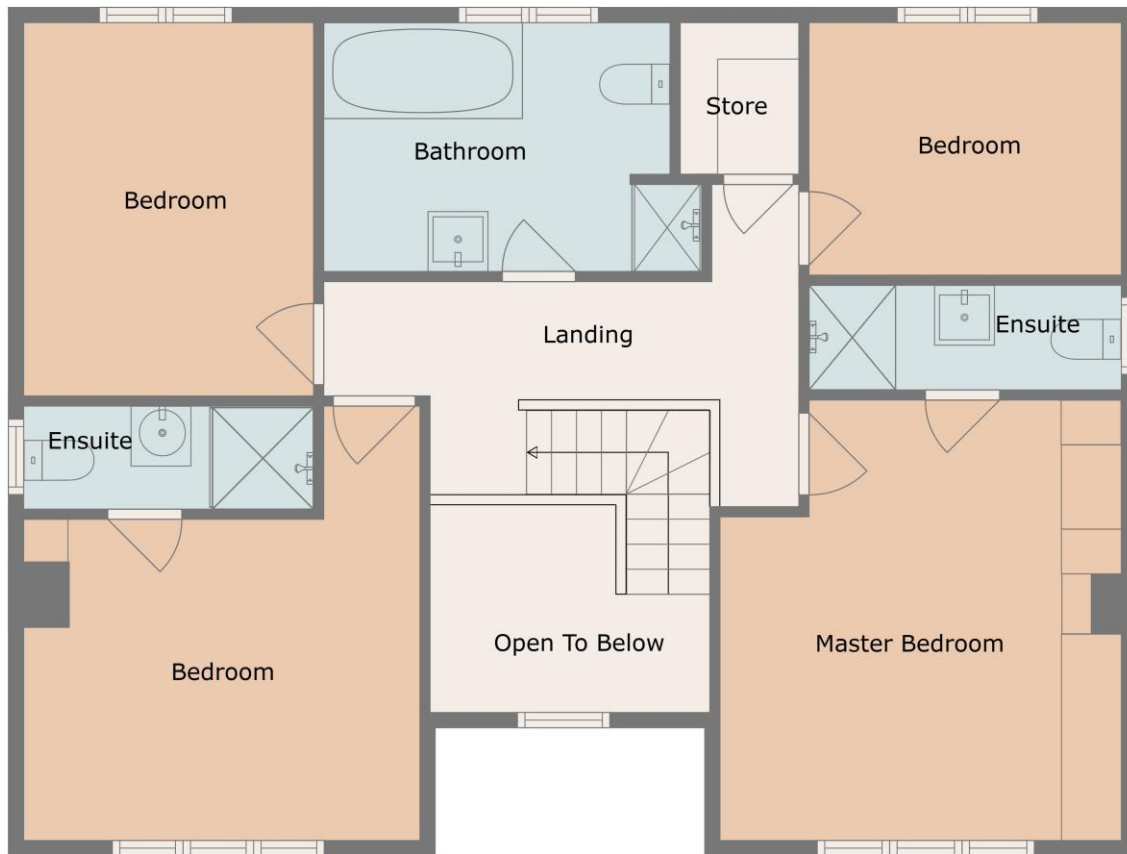












This floor plan is for illustration purposes only and should not be relied on. Intending purchasers and/or lessees must independently satisfy themselves in relation to exact floor areas / sizes. We take no responsibility for any errors contained within the floor plan including any omissions or inaccuracies. All measurements and details are approximate including dimensions and/or measurements for doors, windows, rooms and all other details within the floor plan

**Building Energy Rating (BER): A3 BER No. 116160920**

**Energy Performance Indicator: 52.54 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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