

FOR SALE

AMV: €425,000

File No. c921CWM



Pembroke Lodge, Ballina, Curracloe, Co. Wexford

- Curracloe a most sought after location offers this 4 bedroom family home, presented in excellent condition.
- Extending to c. 166 sq.m. / 1,787 sq.ft. and set on just over half an acre.
- A mature private site with incredible views of The Raven, Wexford Bay & Rosslare Harbour
- 4 minutes' drive from Curracloe Beach and 8 minutes' drive to Wexford Town.
- Accommodation briefly comprises of entrance hall, living room, sitting room, dining room/ home office/ study, kitchen, utility room, wet-room, four bedrooms and family bathroom, and a large first floor balcony.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

Pembroke Lodge, Ballina, Curracloe

LOCATION: 'Pembroke Lodge' is situated in an excellent position, on the Curracloe Road, only 8 minutes' drive from Wexford Town. This is a sought-after residential location with a range of amenities on offer in both Curracloe and Castlebridge villages. Amenities at Curracloe include; primary school, hotel, church, supermarket, restaurant, pubs, etc. This location is only 4 minutes' drive from the renowned 'Blue Flag' beach at Curracloe.

There are some wonderful walking amenities including The Raven Point Wood, Wexford Wildlife Reserve and Eden Vale. A 10 minute drive will take you to Oylgate Village with a direct link on the M11 where Dublin is reached within one hour and 30 minutes' drive of South Dublin.



GENERAL DESCRIPTION: This home represents a unique opportunity to acquire a residence with an amazing panoramic view of Wexford Bay, The Raven Forest with sandbanks at the roots and Rosslare Harbour with its twinkling lights by night.

On arrival the property is tucked away discreetly from the road and when facing the house the granite stone cladding features and large first floor balcony draw ones attention. This is a wonderful family home that offers bright and free-flowing accommodation. Set on a mature private site extending to c. 0.54 acres, well-proportioned extending to c. 166 sq.m. / 1,787 sq.ft.

There is a good mix between elegant reception accommodation and modern family-friendly space with four bedrooms. The entrance hall is large and bright, the large living room on the right is complemented with sliding doors leading directly to the south facing large garden patio area which also hosts the panoramic views – ideal for barbeques and ‘al-fresco’ dining. To the left in the hall is a sitting room with a bay window hosting the impressive water views. The De Velle stove here has a back boiler supplementing the OFCH and is elegantly dressed with granite stone surround. From this sitting room double doors lead to the Dining room which has multiple purpose options from a home office to a study or library, . The kitchen units are built with solid timber pippy oak.

The timber carpeted staircase leading to the first floor with wrought iron features offers a pausing point to capture the water views before leading to the master bedroom with slide robes and yet another window seat beckoning time to sit and linger at the weathers approaching across the waters. The second bedroom with built in wardrobes offers a door leading to the large balcony area. There are two further bedrooms. Storage is plentiful with a stira and floored attic space.

Added to this outside there is the benefit of a number of out-houses and sheltered areas plotted around the gardens. To the front there is a drive offering parking for many cars. The gardens are laid out in lawn with an abundance of mature shrubs, plants and trees. The site is secure and the garden is surrounded by mature shrubs and hedging offering superb privacy.

This is a must-see property and offers a truly unique opportunity to own a wonderful family home in a location that offers a lifestyle of convenience with superb water views . To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	4.94m x 4.13m (max)	Solid timber floor, closet/cloakroom. alarm system- built in.
Living Room	5.66m x 5.04m	Timber flooring, electric fire with red brick surround, mantelpiece and Liscannor stone hearth. Sliding doors to patio area – the ideal al-fresco, directly south facing, spot with expansive views to The Raven, Rosslare Harbour & Wexford Town
Sitting Room	5.00m x 3.82m	Timber flooring, bay window overlooking front garden and estuary views. De Vielle insert stove with granite surround, stone and mantelpiece. Double doors to:
Study/Dining Room	4.19m x 3.57m	Solid timber floor, dual aspect windows. Door to:
Kitchen	3.99m x 3.53m	Tiled floor, solid timber Pippy-Oak kitchen units, ample worktop space, build-in induction hob & extractor fan overhead, double drainer stainless steel sink unit, built-in Zanussi dishwasher, built-in dual double oven & microwave.
Utility Room	3.30m x 2.65m	Tiled floor, floor & eye level units with tiled splashback, plumbed for washing machine & dryer, stainless steel w.h.b.. Further floor to ceiling storage presses.
Wet-Room	2.70m x 1.62m	Fully tiled, timber ceiling and recessed lights. Stainless steel hand towel rail, w.c., bidet, w.h.b, Corner shower with glass enclosed wall and Triton Rally shower.

Timber carpeted stairs with cast iron rails leading to first floor

Landing	3.55m x 0.87m	Carpet flooring, Stira leading to attic. Hotpress with dual fuel immersion.
Master Bedroom	4.00m x 3.88m (max)	Carpeted flooring, expansive Sliderobes across a full wall. Bay window with window seat and storage underneath. Bay window taking in the remarkable views.
Bedroom 2	4.06m x 3.30m	Carpeted flooring, built-in wardrobes, door leading to large balcony with expansive views.
Bedroom 3	3.06m x 2.53m	Carpeted flooring
Bedroom 4	2.87m x 2.57m	Carpeted flooring, built-in wardrobes, telephone point.
Family Bathroom	2.54m (max) x 2.10m	Fully tiled, bath with overhead shower faucet and an additional Triton T90si shower. W.C., w.h.b. with built-in storage cabinets at floor level, adjacent to built-in mirror and lights, stainless steel towel rail.

Total Floor Area: c. 166 sq. m. / 1,787 sq.ft.





Features

- Curracloe - a most sought after location
- 4 bedroom, 3 bathroom family home
- Extending to c. 166 sq.m. / 1,787 sq.ft.
- Incredible water views across Wexford Estuary
- 4 minutes' drive from Curracloe Beach
- 8 minutes' drive to Wexford Town

Outside

- Set on just over half an acre with privacy
- Mature boundaries and planting
- Garden pond and water feature
- A range of out-houses
- c. 0.54 Acres

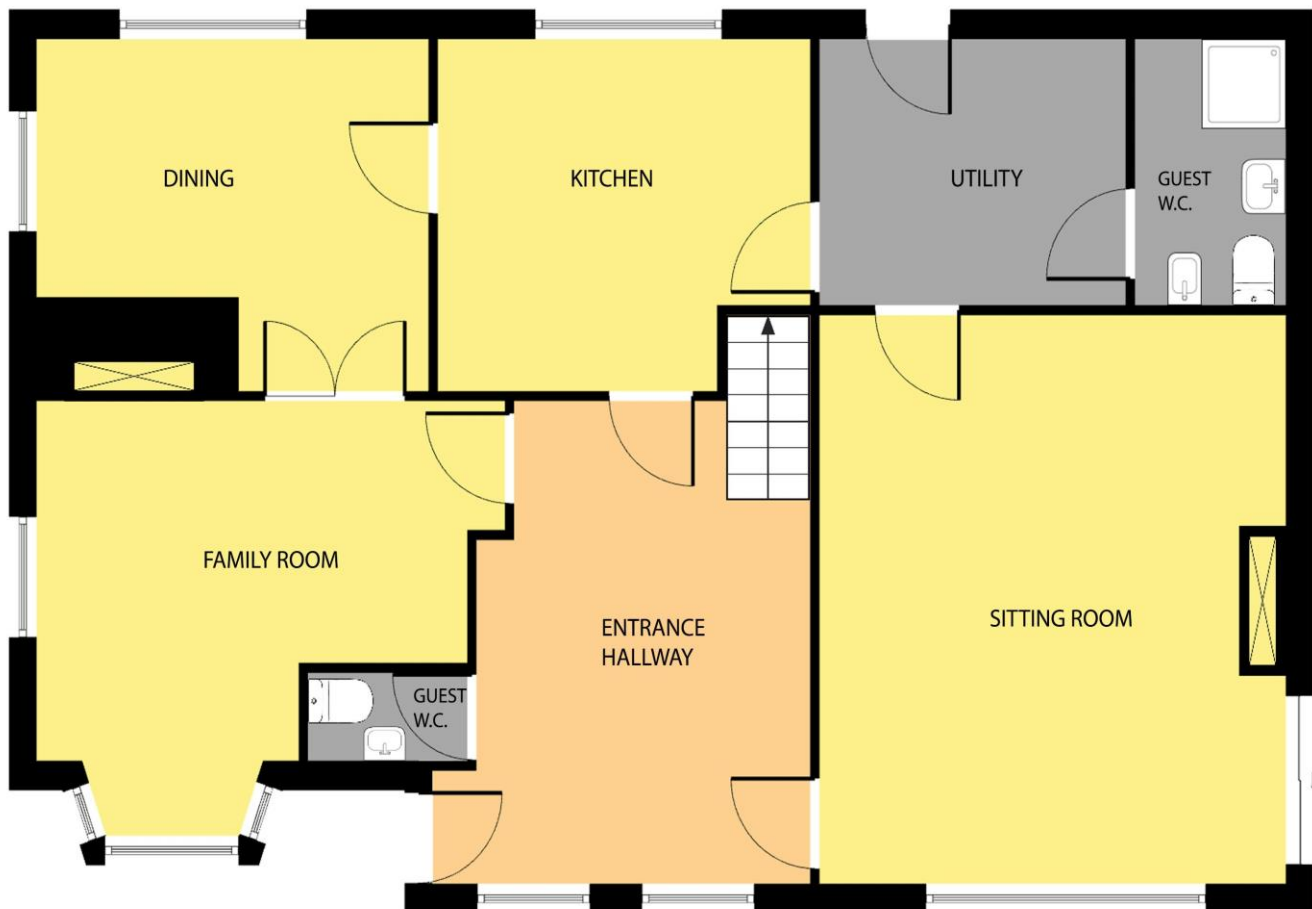
Services

- OFCH with BB
- Mains Water
- Septic Tank
- Fibre Broadband

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: In Wexford town proceed out over the bridge and continue for approximately 2km turning right signposted for Curracloe. Continue down this road for precisely 4km and the property for sale is on the right-hand side – 'Pembroke Lodge' (For sale board). **Eircode: Y21D663**

GROUND FLOOR



FIRST 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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Building Energy Rating (BER): E1 BER No.: 114660251

Energy Performance Indicator: 325.49 kWh/m²/yr

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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