

FOR SALE

AMV: €350,000

File No. D695.CWM



Fox Field, Gorteenminogue Murrintown

- Sought after location within walking distance of Murrintown Village and less than 10 minutes' drive from Wexford town with a host of sandy beaches reached within 15 minutes.
- A detached bungalow, 3-bedroom home extending to c. 118 sq. m / c. 1,507 sq. ft.
- The gardens extend to c. 0.82 acres with a 22 sq. m. Adman Shed.
- Accommodation layout comprises of storm porch, entrance hall, sitting room, open plan kitchen/ dining / living room with sunroom features, utility / pantry room. Corridor to bedroom accommodation with master ensuite & walk-in-wardrobe, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

Fox Field, Gorteenminogue Murrintown

Desired location in close proximity to Murrintown village and less than a 10-minute drive from Wexford town, offering access to numerous sandy beaches within a 15-minute drive. Fox Fields is a detached bungalow featuring three bedrooms and spans approximately 118 sq. m / 1,507 sq. ft. The property includes gardens extending to c. 0.82 acres, along with a 22 sq. m Adman Shed.

The accommodation layout encompasses a storm porch, entrance hall, sitting room with a Henley Stove installed in 2023, open plan kitchen/dining/living area with high-quality appliances from Bosch, Siemens, and Samsung, and a pantry/utility room. The bedroom accommodation consists of a master bedroom with ensuite and walk-in wardrobe, two additional bedrooms, and a family bathroom.

There is a south facing patio area accessed via the sliding door of the kitchen living area. The Adman Steel shed meet with HSE approved food production facilities including electric and plumbing (note the equipment is not included in the sale).

Contact the exclusive selling agents, Kehoe & Assoc., at 053 9144393 to schedule a viewing appointment.





ACCOMMODATION

Storm Porch	1.36 m x 0.77 m	Tiled flooring.
Entrance Hall	4.12 m x 1.76 m	Tiled flooring. Double doors leading to hotpress and ample storage space. Door leading to Sitting Room.
Sitting Room	3.94 m x 3.80 m	Timber laminate flooring. Solid fuel Henley insert stove with cast iron surround and granite hearth. Open shelves, dual aspect windows overlooking front driveway and side garden.
Kitchen	4.11 m x 3.63 m	Tiled flooring. Bespoke Kitchen with granite worktops, Bosch double oven, Insert, Microwave & Siemens dishwasher. Large window overlooking side garden and double drainer stainless steel sink with granite stone cut draining board. Door leading to Pantry/Utility space.
Pantry/Utility	3.24 m x 1.49 m	Tiled flooring. Siemens washing machine and Zanussi dryer. Open shelves throughout with ample storage space.
Sunroom Area	4.65 m x 4.36 m	Open Plan leading to Tiled flooring throughout. Ample light with sliding patio doors leading to south facing rear garden. Two large windows with views over rear gardens and woodland area. t.v and electric points. Recess lights.



Corridor to Bedrooms Accommodation	3.93 m x 0.96 m	Tiled flooring throughout. Attic access by Stira staircase.
Master Bedroom	4.33 m x 3.31 m	Timber laminate flooring. Dual aspect with large windows overlooking front driveway and side garden.
Walk in Wardrobe	1.54 m x 1.42 m	Timber laminate flooring with open shelves and rails.
Ensuite	2.72 m x 1.63 m	Tiled floor. Floor to ceiling tiled surround, mosaic floor, large shower with glass water and pressure pump shower, w.h.b with mirror lighting overhead, chrome towel rail and w.c..
Bedroom 2	3.02 m x 2.57 m	Timber laminate flooring, large window overlooking rear garden.
Bedroom 3	3.33 m x 3.02 m	Timber laminate flooring, built in wardrobes. Large windows overlooking front driveway.
Family Bathroom	3.01 m x 1.81 m	Tiled flooring, half tiled wall surround with large sink and storage cabinets underneath, mirrored lighting overhead. Bath with separate T90 XR shower overhead, chrome towel rail and w.c.
Total Floor Area: c. 118 sq. m. / 1,507 sq. ft.		



Features

- Walking distance of Murrintown Village.
- Bungalow residence
- Three bedrooms, two baths
- Extending to c. 118 sq. m / 1,507 sq. ft

Outside

- South-facing rear garden.
- Concrete patio with surrounding flower beds.
- Expansive site of approximately 0.82 acres.
- Outdoor tap.
- Tarmacadam driveway.
- Adman Shed.

Services

- Mains water/
- Septic Tank.
- Oil Fired central heating.
- Water softener.

BER: B2 (116.09 kWh/m²/yr)

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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Building Energy Rating (BER): D1 BER No.: 108707988

Energy Performance Indicator: 255.46 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141

