

FOR SALE

AMV: €390,000

File No. D710.CWM



Dunderrow, Clonard Little, Newbay, Wexford

- Period style home built in c. 1940's and modernised in the nineties.
- Extending to circa 212 sq. m. with spacious living quarters and 3 bedrooms.
- Stunning gardens extending to circa 1 acre.
- The accommodation comprises an entrance hall, sitting room, open plan kitchen/dining room, living room, utility room, guest bathroom, 3 bedrooms with master en suite & family bathroom. Upstairs there is a large multipurpose room ideal for family gaming, gym or home office with the benefit of a bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Dunderrow, Clonard Little, Newbay, Wexford

Discover the charm and character of this period-style home, dating back to the 1940s and thoughtfully modernised in the 1990s. Spanning c. 212 sq. m., this delightful home boasts spacious living quarters and three comfortable bedrooms, offering a perfect blend of historic charm and contemporary comfort.

Nestled within stunning gardens that extend to nearly an acre, this property provides a tranquil space for relaxation and recreation. The meticulously maintained outdoor space features lush greenery, mature trees, fruit trees and vibrant flower beds, creating a picturesque setting that complements the home's vintage appeal.

As you step inside, you are welcomed by an inviting entrance hall that leads to the heart of the home. The sitting room exudes warmth and comfort, making it an ideal spot for relaxation. The open-plan kitchen and dining room create a seamless flow, perfect for entertaining and daily family gatherings. Adjacent to this space, the living room offers additional comfort and versatility. The home also includes a practical utility room and a guest bathroom for added convenience. The three generously sized bedrooms offer ample space for rest and rejuvenation, with the master bedroom boasting an ensuite bathroom. A well-appointed family bathroom caters to the needs of the other bedrooms.

Upstairs, a versatile multipurpose room awaits, ideal for family gaming, a home gym, or a productive home office. This space is further enhanced by the inclusion of a bathroom, adding to the property's overall convenience and functionality.

This period-style home, with its blend of historical charm and modern amenities, stunning gardens, and spacious living areas, is more than just a home; it's a lifestyle. Don't miss the opportunity to make this enchanting property your own. Schedule a viewing today to experience its unique charm and potential.



ACCOMMODATION

Entrance Porch	1.75m x 1.09m	Tiled flooring, recess lights and double glass door leading to:
Entrance Hall	7.98m x 1.75m	Solid timber floors throughout. Picture hanging rails, recess lights and alarm.
Sitting Room	4.59m (max) x 3.99m	Carpeted flooring. Feature bay window overlooking front gardens. Open fireplace, picture dado rail, t.v. point, electrical points, broadband point. Wall mounted lights.
Open Plan Kitchen/Dining Area	10.17m x 4.54m	Solid timber floors throughout with solid timber kitchen, ample worktop space, Rayburn solid fuel stove, 2 ring Scholtes electric hob, extractor fan overhead. Built in Whirlpool oven and Fisher Paykell Fridge Freezer. Space for dishwasher, stainless steel sink with dual drainer and splashback throughout. Central pitch pine beams with feature lights and L shaped island with ample storage, open shelves, presses and drawers. Stunning feature bay French doors leading out to raised Patio area overlooking the front gardens. Dual aspect lighting with windows overlooking side gardens and velux in the double vaulted space. Ceiling height extending to 5.31m. Carpeted timber staircase leading to first floor area with built in office space underneath.
Family Living Room	3.89m x 3.37m	Solid timber floors, open fire with brick surround, dual aspect light with windows overlooking front gardens. t.v and electrical points.
<i>From the Kitchen</i>		
Corridor	5.51m x 0.93m	Solid timber floors leading to utility room and bedrooms.
Utility Room/Back Door	3.43m x 2.95m	Tiled flooring. Built in cabinet space with stainless steel sink and drainer, tiled splashback, space for washing machine and space for dryer. Double door presses to hotpress with ample shelving and storage space, insulated tank.
Guest w.c.	1.25m x 1.11m	Tiled flooring. Half wall tiled surround and w.c.





Master Bedroom	6.39m x 4.10m	Solid timber floors throughout. Window overlooking side gardens. Picture hanging dado rail wrapping the walls. Wall mounted lights and ceiling recessed lights.
En-Suite	1.79m x 1.77m	Tiled flooring. Enclosed shower with Aquastream shower, w.c., w.h.b. built-in to floor cabinet units and wall mounted cabinetry and light overhead
Bedroom 2	4.78m x 3.98m	Solid timber floor throughout, built-in wardrobe, open shelves and desk with open shelving overhead. Large windows overlooking garden and picture dado rail throughout.
Bedroom 3	3.98m x 3.80m	Solid timber floors throughout. Built-in wardrobe and drawers, desk space with open shelves and large window overlooking side garden. Picture dado rail surround.
Family Bathroom	2.91m x 2.83m	Tiled flooring. Bath with tiled surround and open shelves. Separate electric Triton shower with glass enclosure and tiled surround, heated towel rail, wall mounted cabinet, w.h.b. with half wall tiled surround, w.c. and bidet.
<i>Carpeted timber staircase leading to first floor area from the kitchen / dining room:</i>		
Balcony Area	7.58m (max) x 3.49m (max)	Solid timber floors throughout. Balcony area overlooking Kitchen/Dining Area. Large velux overhead, built-in storage throughout on both sides of the eaves & additional space into the attic for storage. Door leading to:
Multi-Purpose Room	9.08m (max) x 3.32m (max)	Solid timber floors throughout. Built-in wardrobes with a custom made Murphy Bed. Dual aspect lighting with large Velux right and left. There is ample space for family gaming room/gym/home office with the benefit of a bathroom.
Bathroom	2.49m x 1.70m	Tiled floor, bath with chrome shower head and fossettes, half wall tiled surround w.h.b with large mirror and lighting overhead, chrome towel rail and w.c..
Total Floor Area: c. 212sq. m. (c. 2,282 sq. ft.)		





Outside

- Stunning gardens lush with life.
- Extending to circa 1 acre.
- Storage Garage.
- Fruit Trees.

Features

- Period style home.
- Extending to circa 212 sq. m. (c. 2,282 sq. ft.).
- Spacious Living Quarters.
- Three Bedrooms & Four Bathrooms.

Services

- Mains water.
- Septic tank.
- Alarm.
- Rayburn solid fuel stove & burner.
- Fibre Broadband.

Building Energy Rating (BER): F
BER No.: 117563874
Energy Performance Indicator:
409.35 kWh/m²/yr

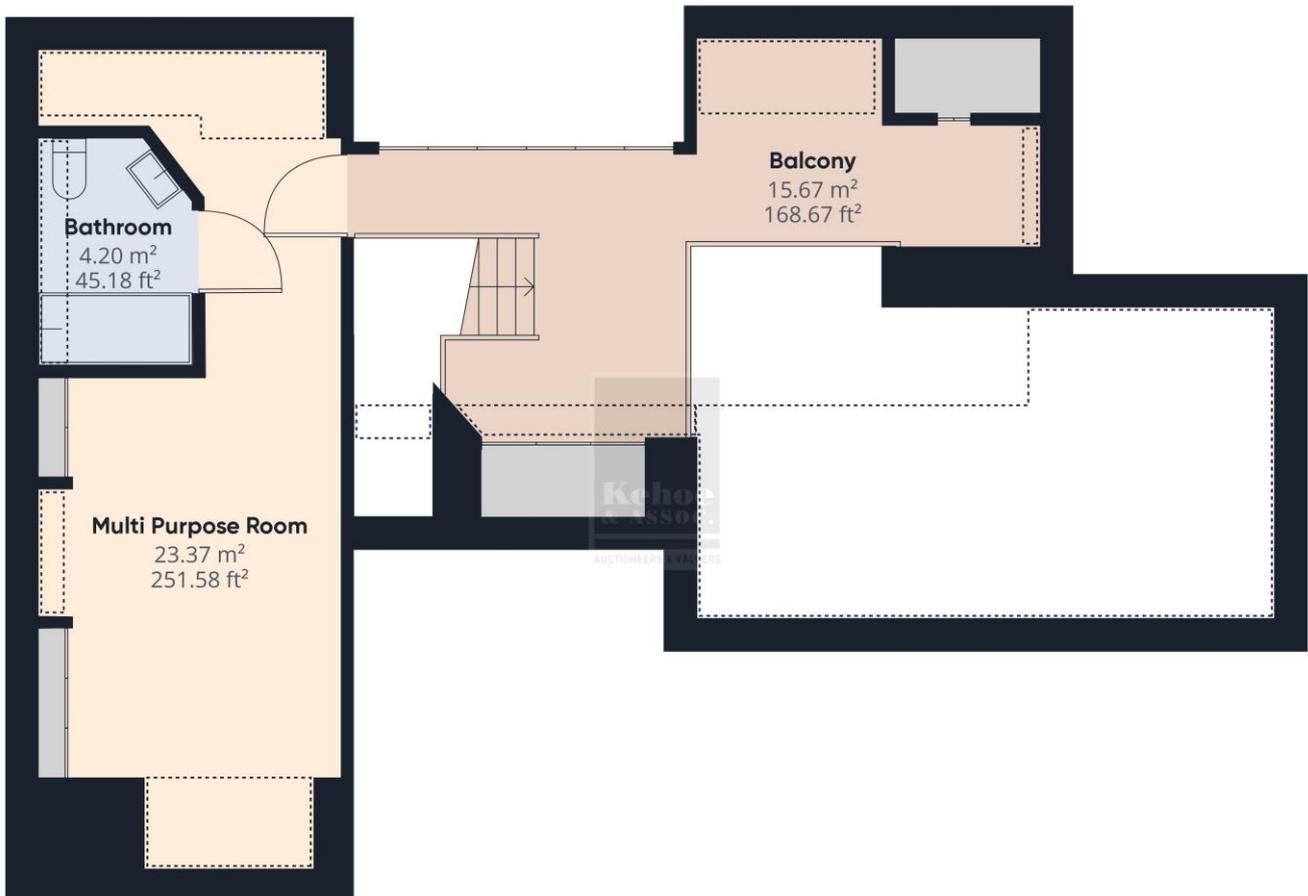
VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: Eircode Y35C9VO





Floor 0



Floor 1

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Energy Performance Indicator: 409.35 kWh/m²/yr

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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

