

# FOR SALE

AMV: €395,000

File No. D726.CWM



## Dungeer, Taghmon, Co. Wexford

- Nestled in a picturesque countryside setting, this detached dormer-style family residence spans 0.88 acres of landscaped grounds.
- The home is conveniently located near the villages of Foulksmills, Taghmon, and Barntown, offering essential amenities and only a 20-minute drive from Wexford town centre.
- The residence extends to c. 214 sq.m. / 2,303 sq.ft. of living space, including four spacious bedrooms, three modern bathrooms, a generous kitchen and dining area, and a bright sunroom.
- Exterior highlights include an electric gated entrance with sensor lighting, a spacious driveway, newly installed patio decking, and lush lawns surrounding the property.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## Dungeer, Taghmon, Co. Wexford

Nestled within a picturesque countryside setting, this beautifully appointed detached dormer-style family residence spans approximately 0.88 acres of meticulously landscaped grounds, offering scenic views of the surrounding rural landscape. Situated in a tranquil yet accessible location, the home is just minutes away from the charming villages of Foulksmills, Taghmon, and Barntown, which provide essential amenities such as local shops, primary schools, and churches. Additionally, Wexford town centre is a mere 20-minute drive, and the property boasts easy access to major routes like the M/N11 and N25, ensuring convenient commutes to Wexford, New Ross, and Waterford.

This property encompasses c. 214 sq.m./2,303 sq.ft. of well-appointed living space. Designed with family living in mind, the residence includes four spacious bedrooms and three modern bathrooms. The thoughtfully laid-out accommodation features a generous kitchen and dining area, a cozy living room, a bright and airy sunroom, and much more, all meticulously decorated in neutral colour schemes that exude warmth and hospitality. The interior is further enhanced by charming details such as freshly sealed tiles, sanded and varnished timber flooring, a traditional stove, coving, and recessed lighting, seamlessly flowing from room to room.

Outside, the property is approached via an electric gated entrance equipped with sensor lighting, leading to a spacious driveway with ample parking and a turning circle area. The surrounding gardens, impeccably maintained and adorned with lush lawns to the front, side, and rear, include newly installed patio decking and various garden sheds, creating a perfect outdoor retreat for relaxation and entertainment.

The residence is equipped with essential amenities, including a private well, a treatment plant, oil-fired central heating, broadband, and a new remote alarm system, ensuring comfort and security. Moreover, the property is vacant and ready for immediate occupancy, offering a unique opportunity for those seeking a family home in pristine condition within a serene countryside locale.

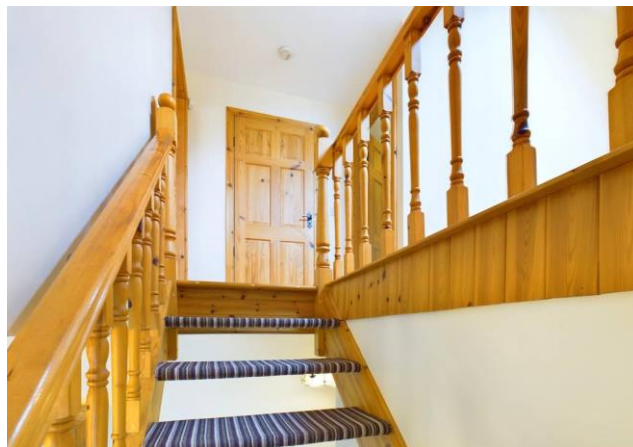
In summary, this extraordinary family residence combines the tranquillity of rural living with the convenience of close proximity to essential amenities, offering an ideal blend of comfort, style, and accessibility. It presents a rare opportunity to acquire a mature, well-maintained family home in an exquisite countryside setting, truly catering to all aspects of everyday family life.



## ACCOMMODATION

Entrance Hallway	7.98m x 4.63m	Tiled flooring, hot press.
Sitting Room	5.05m x 4.18m	Timber flooring, dual aspect overlooking front and side gardens, feature fireplace with stove, coving, recessed lighting.
Kitchen/Diner	7.92m x 4.00m	Tiled flooring, recently sealed and like new. Dual aspect overlooking rear gardens. Fully fitted eye & waist level units, breakfast counter/bar, part tiled walls, feature fireplace with stove, coving, recessed lighting, double doors to:
Sunroom	4.13m x 3.98m	Tiled flooring. Overlooking the patio area and gardens, timber clad ceiling, double French doors to new raised decking.
Utility Room	2.22m x 1.78m	Tiled flooring. Fully fitted eye & waist level units, plumbed for appliances. Door to rear garden.
Guest WC	1.78m x 0.98m	Tiled flooring and part tiled walls, wall mounted mirror with storage, w.h.b. and w.c.
Master Bedroom	6.11m x 4.00m (max)	Timber laminate flooring.
Walk in Wardrobe	2.38m x 1.36m	Tiled flooring and part tiled walls, electric Triton T90si shower, w.h.b. and w.c.
En-Suite	2.38m x 1.84m	Tiled flooring and part tiled walls, electric Triton T90si shower, w.h.b. and w.c.
Bedroom 2	3.79m x 3.58m	Timber laminate flooring.







*Carpeted timber staircase to:*

**First Floor**

Spacious Landing	4.46m (max) x 3.43m	Timber laminate flooring, overhead velux window, walk in storage 1.68m x 1.11m
Bedroom 3	5.26m x 5.33m	Timber laminate flooring with two velux windows.
Bedroom 4	5.26m x 4.67m	Timber laminate flooring with two velux windows.
Family Bathroom	2.77m x 2.61m	Tiled flooring and part tiled walls. Bath with Triton AS2000XT shower overhead, w.c. and w.h.b., velux window.

**Total Floor Area : c 214 sq. m / c 2,303 sq. ft.**





## Outside

- Electric gated entrance, with sensor lighting
- Gardens in lawn to front, side & rear
- Spacious parking and turn circle area
- New patio decking
- Variety of garden sheds

## Features

- Detached county side living.
- 4 bedrooms, 3 bathrooms.
- Extending to c. 214 sq.m. / 2,303 sq.ft.
- Vacant and ready for immediate occupancy.

## Services

- Private Well
- Treatment Plant
- Oil Fired Central Heating
- Broadband
- Alarm

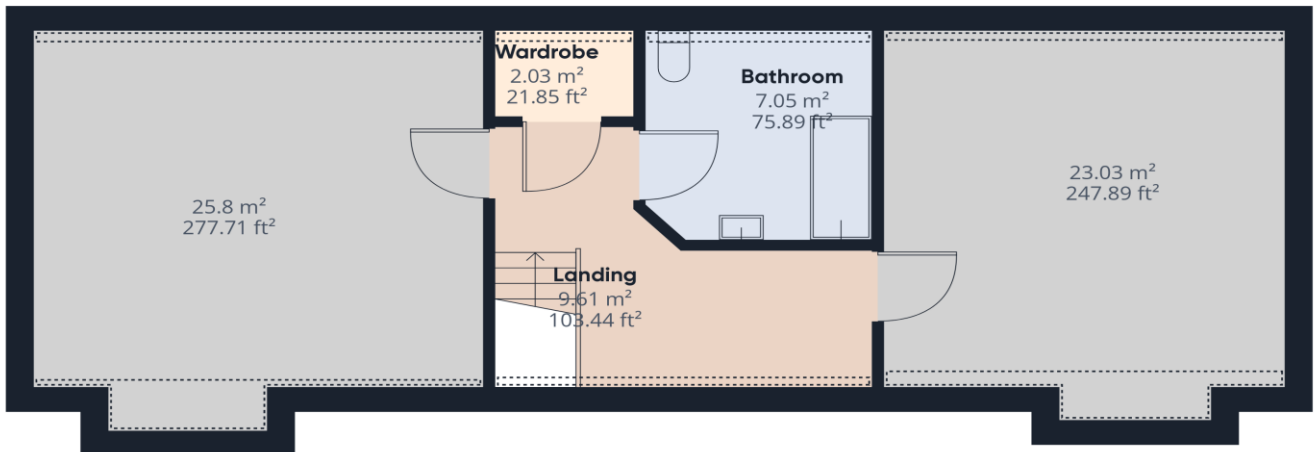
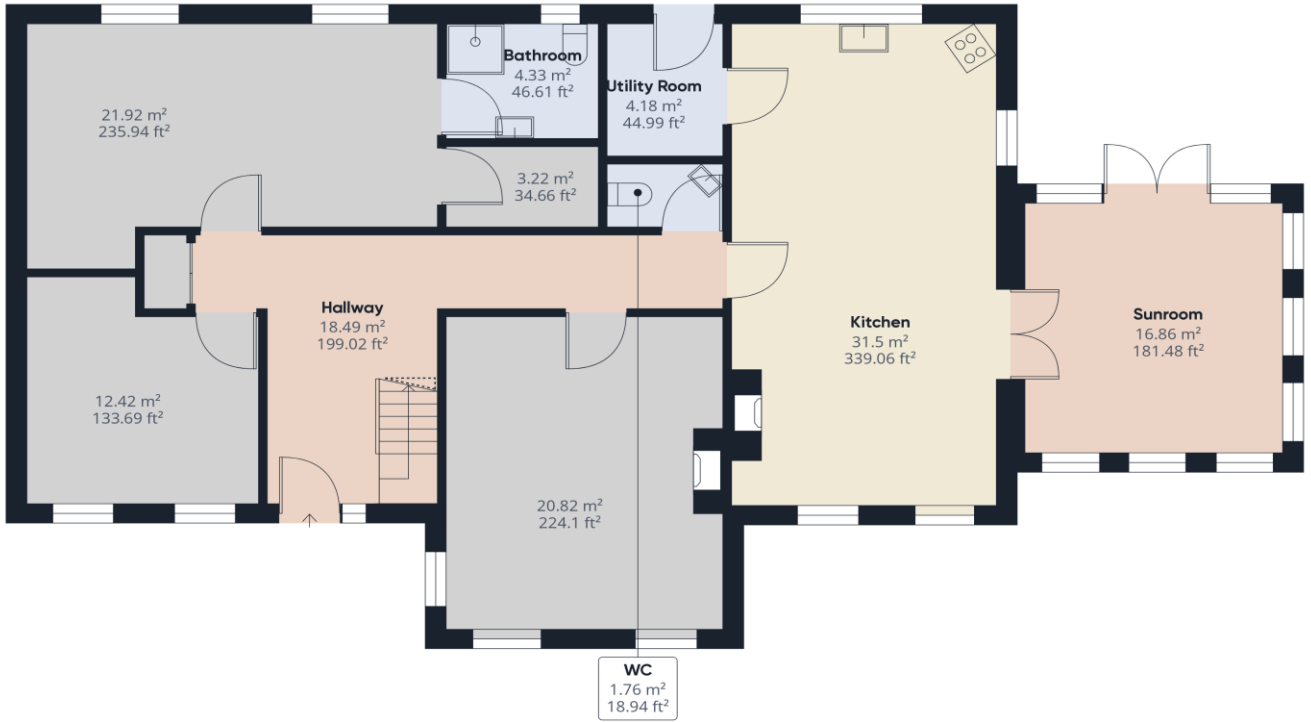
**Building Energy Rating (BER):  
C1**

**BER No.: 116768920**

**Energy Performance Indicator:  
162.56 kWh/m<sup>2</sup>/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 Y35HO16





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**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

