

FOR SALE

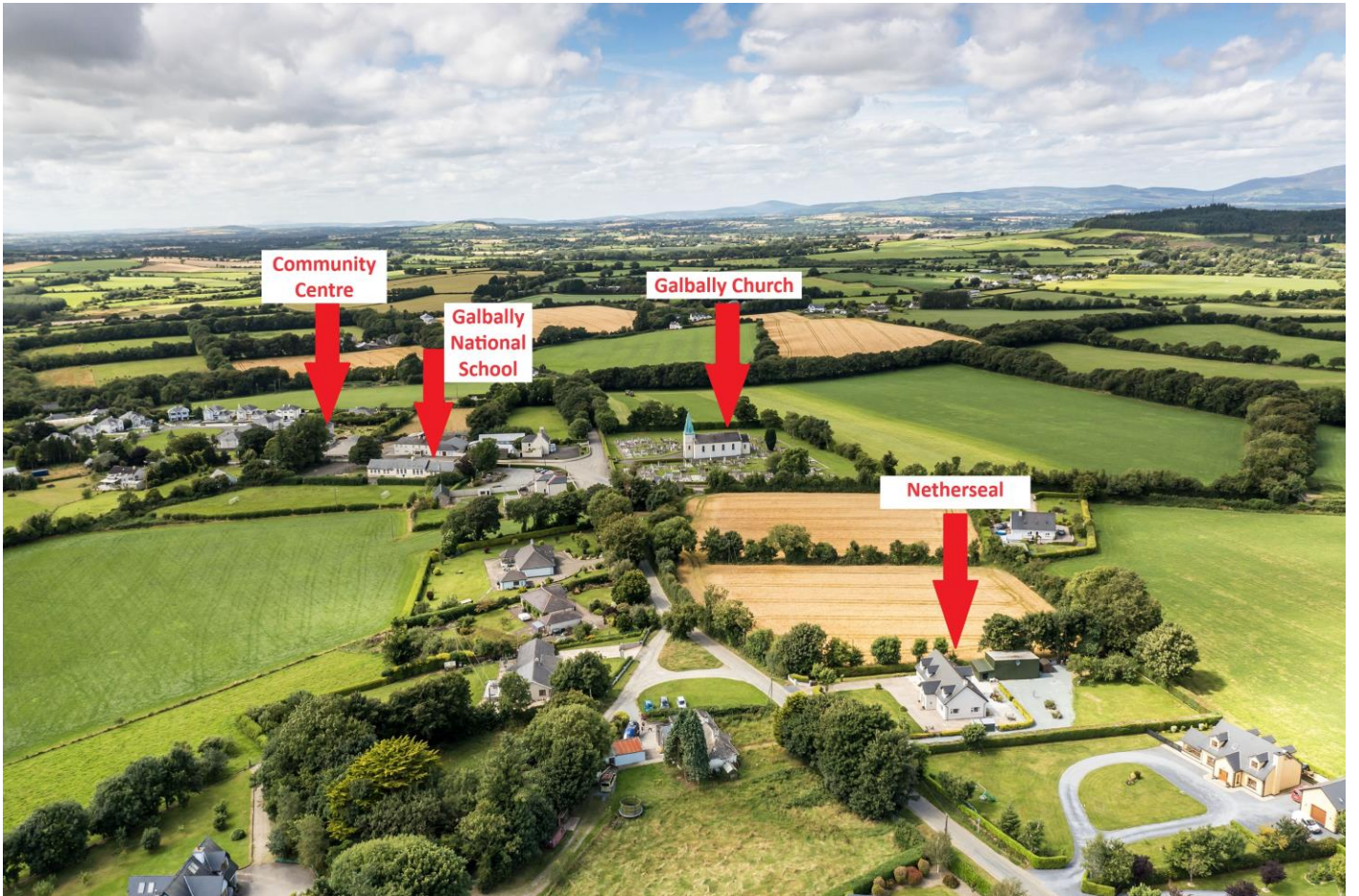
AMV: €450,000

File No.d595. BK



Netherseal, Galbally, Co. Wexford

- **Stunning 4-bedroom family home extending to c. 205 sq.m. / 2,206 sq.ft. and set on a c. 0.64 acre site with picturesque countryside views.**
- **Rebuilt in 2008, 'Netherseal' has undergone extensive renovations, including rewiring, replumbing, a new roof, a new septic tank, and insulated walls and floors.**
- **Additional upgrades in 2024 include cavity wall insulation and a new condensing boiler. The property now boasts an impressive B2 BER.**
- **Stylish and comfortable living throughout featuring an expansive entrance hallway with double height ceiling.**
- **Large shed with separate roadside access, perfect workspace for tradesmen or storage, enhancing the property's functionality and appeal.**
- **Accommodation briefly comprises: expansive entrance hallway, open plan kitchen / living / dining room, 2 bedrooms (1 ensuite), family bathroom and a home office / gym on the ground floor. The first floor comprises a spacious landing / lounge area and 2 bedrooms (both ensuite + master walk-in).**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



Netherseal, Galbally, Co. Wexford

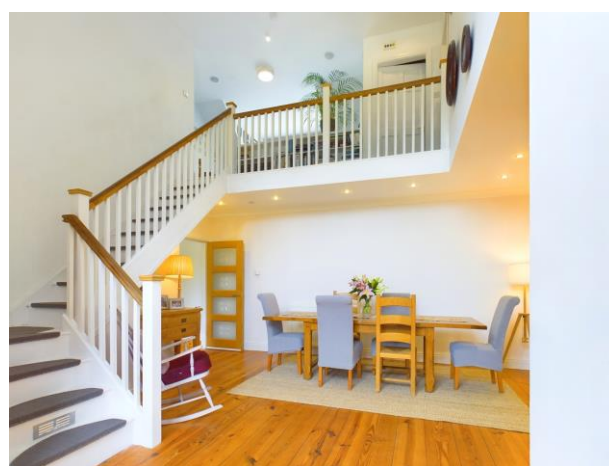
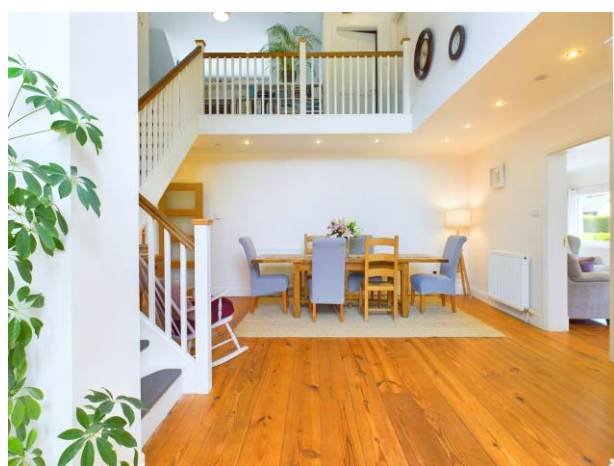
Situated in Galbally, this wonderful family home is located approximately 20 minutes' drive from county towns Enniscorthy and Wexford, both offering a vast range of amenities and services. Galbally is a rural village central to Killurin, Bree, Ballyhogue and Adamstown. Local amenities include Galbally National School just 300m away, Galbally Sports & Leisure Club, and a church. Both Ballyhogue GAA Club and Adamstown GAA Club are in close proximity. This property is located 12km from the M11 motorway, connecting Wexford to Dublin.

This exceptional 4-bedroom property is nestled on a generous c. 0.64 acre site and boasts an impressive B2 BER rating, ensuring comfort and functionality throughout the year. Rebuilt in 2008, this home has undergone extensive renovations, including rewiring, replumbing, a new roof, a new septic tank, and insulated floors. In 2024, additional upgrades were made, including cavity wall insulation, a new condensing boiler, and a fresh coat of paint, making it move-in ready. Extending to c. 205 sq.m. / 2,206 sq.ft., the interior is thoughtfully designed and impeccably presented.

Upon arrival, the impressive entrance hallway boasts a double-height ceiling, exuding a sense of space and light as you enter. This area doubles as an additional formal dining area, creating a welcoming atmosphere and offering a great space for special occasions. The open-plan kitchen / dining and living area is flooded with natural light from triple-aspect windows. A solid fuel stove adds warmth and charm to this inviting space and double doors lead to the rear garden and patio area. The ground floor also includes two spacious double bedrooms (one ensuite), a family bathroom, a home office / gym, and a utility room for added convenience.

Upstairs, a spacious landing serves as a lounge area or TV room, where you can relax and enjoy sweeping views of the countryside. The master bedroom exudes luxury, featuring an ensuite bathroom and a walk-in wardrobe with ample storage space. The second upstairs bedroom also has an ensuite and ample built-in storage. The property boasts a large lawn area to the front and rear. There is a large shed at the rear of the property, accessible via a separate roadside entrance, making it perfect for tradesmen or as storage for boats, cars, and more. The shed's versatility with external vehicular space enhances the overall appeal of this wonderful home.

Located in close proximity to Galbally National School and the N25, this property offers the perfect blend of tranquillity and accessibility. With its tasteful decor, modern amenities, and excellent condition, this home is an ideal choice for families seeking a comfortable and stylish living environment. Contact us today to arrange a viewing and make this beautiful family home yours.





ACCOMMODATION

Ground Floor

Entrance Hallway 6.30m x 5.38m Solid timber floor, ceiling coving, recessed LED lighting and open ceiling to first floor. Feature church style hallway window and staircase to first floor.

Open Plan Kitchen / Living / Dining Room

Living area 7.35m x 3.66m Solid timber floor, recessed LED lighting, solid fuel stove, triple aspect windows, ceiling coving and double doors leading to rear patio area.

Kitchen / Dining Area 4.30m x 2.96m Tiled floor, recessed LED lighting, ceiling coving, floor and eye level units, integrated Hotpoint oven, electric Bosch induction hob with extractor, stainless steel sink, larder press, integrated larder fridge and feature window overlooking rear garden.

Utility Room 2.95m x 1.67m Tiled floor, floor and eye level units, wine storage rack, Whirlpool larder freezer, floating battery powered emergency light.

Corridor 3.69m x 0.97m Timber floor, sensor lighting and ceiling coving.

Bedroom 4 3.62m x 3.08m Ceiling coving, recessed lighting and carpet floor

Family Bathroom 3.03m x 2.01m Tiled floor, recessed LED lighting, ceiling coving, w.c., w.h.b. with tiled splashback, bath, chrome towel rail, shower stall with pump shower and tiled surround.

Bedroom 3 4.22m x 2.96m Timber floor, ceiling coving recessed LED lighting and ensuite.

Ensuite 2.04m x 1.21m Tiled floor, ceiling coving, recessed LED lighting, wall panelling and large shower stall with pump shower and tiled surround.

Home Office / Gym 4.07m x 1.68m With timber floor and built-in storage press.

First Floor

Landing / Lounge Area 3.90m x 3.58m Carpet floor and window overlooking rear garden with countryside view

Hotpress With dual immersion and extensive linen storage

Master Bedroom 6.91m x 4.06m (max) Timber floor, ceiling coving, dual dormer windows and ensuite. False fireplace and built-in storage and shelving units. Under eave storage space.

Ensuite 3.26m x 1.80m Timber floor, w.c., w.h.b. with tiled splashback and built-in vanity unit, large shower stall with Mira Elite ST electric shower and tiled surround.

Walk-In wardrobe 2.37m x 1.77m Timber floor, built-in wardrobe units, under eave storage space

Bedroom 2 4.06m x 3.10m Carpet floor, ceiling coving, dormer window built-in wardrobe units and ensuite

Ensuite 2.95m x 1.77m Timber floor, w.c., w.h.b., wall panelling, built-in shelving, shower stall with Triton Aqua Sensation electric shower with tiled surround.

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









Features

- Most impressive family home
- Short drive from Enniscorthy and Wexford towns
- Acc. extending to c. 205 sq.m. / 2,206 sq.ft.
- 4-bed / 4-bath (3 ensuite)
- Presented in immaculate condition throughout
- Picturesque countryside setting
- Energy-efficient B2 rated home
- Built-in speaker system throughout property

Outside

- 300m to Galbally National School
- Large lawn areas front and rear
- Dual access into property
- Large shed with separate vehicular access
- Concrete entrance driveway
- c. 0.26 hectare / 0.64 acre site

Services

- O.F.C.H (zoned)
- Septic tank drainage
- Private well
- ESB
- Fibre broadband
- Fully alarmed

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

DIRECTIONS: Eircode: Y21 H704





Building Energy Rating (BER): B2 BER No. 116634734

Energy Performance Indicator: 104.93 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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. PRA No. 002141

