

FOR SALE

AMV: €650,000

File No. D116.CWM



Sandy Lane on c. 5.23 Acres, Glenbough Curracloe, Co. Wexford Y21 F898

- **Stunning water views and walking distance of superb ‘blue flag’ sandy beaches at Ballinesker & Curracloe.**
- **Locate only 2km from Curracloe Village and the new hotel Ravenport is a short walk away.**
- **Panoramic views over Wexford Town and from Rosslare Harbour, Tuskar lighthouse and The Raven Point.**
- **Truly unique and a much sought-after location.**
- **Accommodation briefly comprises of a sun porch, large reception room, open plan living / dining / kitchen, master ensuite, two double rooms and a family bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents.**



**Kehoe
& ASSOC.**

Sandy Lane, Glenbough, Curracloe

Kehoe & Assoc is proud to bring this superb property to market, situated approximately 2 minutes' drive from the village of Curracloe a sought-after location with endless sandy coastal beaches – made famous by Hollywood block buster Saving Private Ryan and Brooklyn. This is a fun and lively area where all amenities are close to hand including Hotel Curracloe and the new Ravenport. A choice of primary schools with nearby Curracloe or Screen primary school the closest options. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and IT Carlow Wexford Campus.

Located in a stunning position on Sandy Lane, Curracloe, Co. Wexford. There are wonderful views along the east coastline. It is within walking distance of Ballinesker Beach and Curracloe Village. It is quietly positioned on Sandy Lane and only a short drive from Wexford Town and also the M11 Motorway connection. Just over 1 hours' drive from South County Dublin. This location is close to the renowned 'blue Flag' beach at Curracloe. This is one of the longest sandy beaches in Ireland. Local amenities at Curracloe village include; primary school, hotel, church, post office, Centra Supermarket, pubs, fast-food, etc. There are wonderful views looking out to sea, most of County Wexford is visible from this point.

Today's tight planning conditions in this locality make it unlikely for many to acquire property and this property present an opportunity to live an enviable lifestyle in this popular location. A must view for fans of the outdoors who want ease of access to hiking and walking trails, surfing, sea swimming, beach horse riding and many other activities

On arrival through the long tree lined tarmacadam avenue the sense of decadence is alive. The property offers space and absolute privacy with large gardens on the circa half acre and fields of over 5 acres to wander including the natural pond to fish. This is a place where you could try growing your own fruit and vegetables. Built in 2002 with a building energy rating of C3, this high-quality home offers three bedrooms and two bathrooms extending to c. 203 sq. m / 2,185 sq. ft. (including the attic conversion). Inside the bungalow residence is free-flowing and accommodation is well appointed.

A superb home with so much to offer in a sought-after location. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at info@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	5.59m x 3.15m	Solid timber flooring, coving, access to attic via Stira stairs (attic fully floored with lighting. Door leading to:
Sitting Room	4.46m x 4.32m	Solid timber flooring, feature open fire with marble & timber surround. Dual aspect with superb views overlooking Rosslare Harbour and Wexford Bay.
Kitchen	4.46m x 4.02m	Solid timber flooring, floor & eye level cabinets with lots of worktop space, integrated Neff induction 4-ring hob with extractor fan overhead, Neff electric oven. Integrated fridge and space for freezer. Integrated dishwasher, space for microwave. Double drainer stainless steel sink unit with water filter tap. Coving, recessed spotlights. Dual aspect overlooking rolling countryside hills and private lake.
Family Bathroom	2.68m x 1.96m	Tiled flooring, fully tiled walls, built-in bath with pressure pump shower overhead. W.H.B. with cabinets, built-in cabinets and w.c.
Built-in Laundry Hotpress off Hallway		Plumbed for washing machine, space for condenser dryer.
Master Bedroom	4.46m x 4.34m	Solid timber flooring, dual aspect with superb views overlooking Rosslare Harbour and Wexford Bay.. Built-in wardrobes.
En-suite	3.17m x 1.09m	Fully tiled, enclosed corner shower stall with pressure pump shower, w.h.b. with built-in cabinets underneath, wall shelving and w.c.
Bedroom 2	4.48m x 4.01m	Engineered timber laminate flooring, built-in wardrobes, dual aspect overlooking private lake and rolling countryside hills.
Bedroom 3	4.02m x 3.51m	Solid timber flooring, two windows overlooking lake and rolling countryside hills.

Total Floor Area: c. 203 sq.m. / 2,185 sq.ft. (Including attic conversion)





Features

- Elevated views reaching to the Curracloe coastline
- Sought after location.
- 3 bedroom, 2 bathroom
- Built in 2002
- Extending to 203 sq.m including the large attic ideal for conversion.

Outside

- Private residence on c 2.12 Ha / 5.23 acres.
- Gated entrance with tree lined sweeping avenue
- Perfectly private from road
- Private pond and fishing point

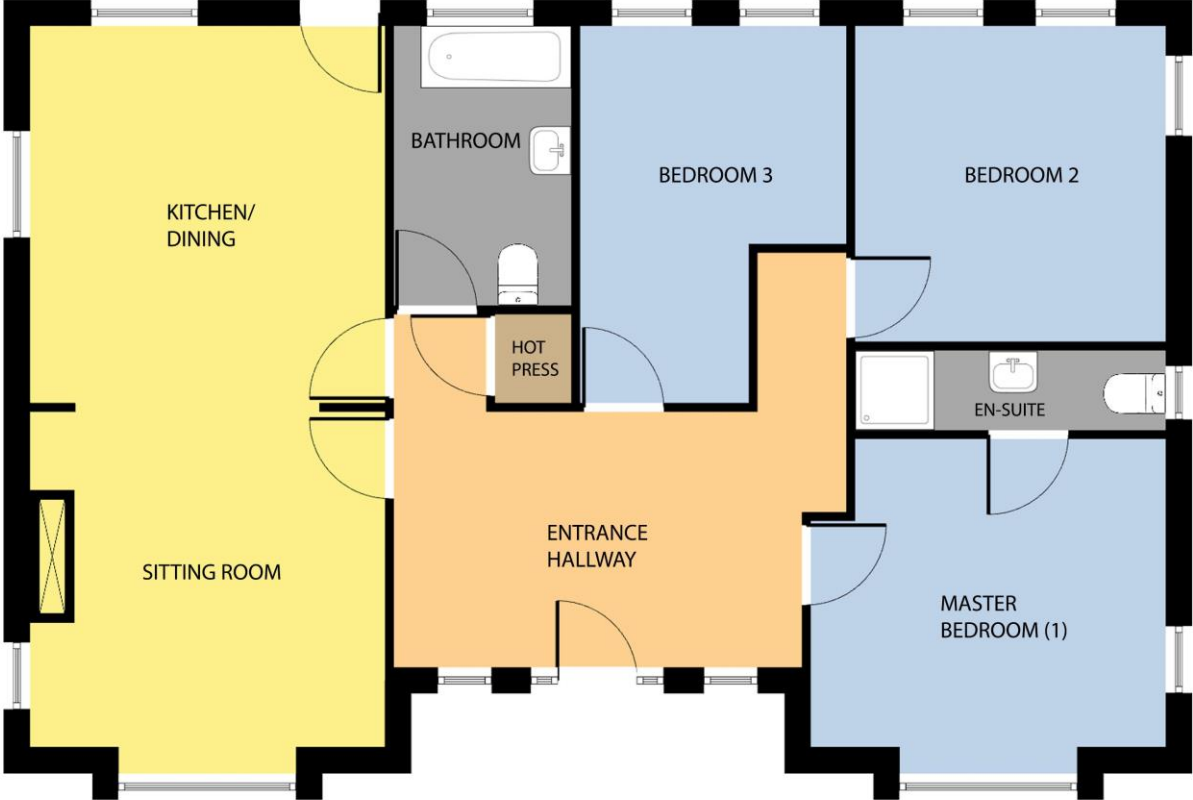
Services

- Mains water
- Septic tank
- Gas burner
- Fibre Broadband
- Alarm
- Security cameras

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



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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Blue Flag Beach at Curracloe





Building Energy Rating (BER): C3 BER No. 105143606
Energy Performance Indicator: 221.35 kWh/m²/yr

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

Sales Agent
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