

FOR SALE

AMV: €470,000

File No. d632.CWM



Cool Gate, Coolgarrow, Enniscorthy. Co. Wexford

- A house of true quality on its own private site extending to c. 0.96 acres
- Located within close proximity to all amenities in Enniscorthy town and the M11 motorway
- Four bedrooms and three bathrooms, including a ground floor bedroom with ensuite
- Generous living spaces ideal for family gatherings spilling out to the south facing al fresco dining areas.
- The accommodation comprises of entrance hallway, sitting room, dining / sunroom, kitchen, utility room, ground floor bedroom with JacknJill bathroom.
- Upstairs master bedroom with walk-in-wardrobe and ensuite, two further generous bedrooms, a newly refurbished bathroom and large hotpress.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Cool Gate is a rare gem; A house of true quality on its own private site within close proximity to all amenities in Enniscorthy town and the M11 motorway.

Built in 2001 this detached two-storey family home offers a peaceful sanctuary with all modern features including newly fitted family bathroom with jacuzzi bath and refurbished kitchen. A spacious property boasting 4 bedrooms and 3 bathrooms extending to a generous c. 202 sq.m of living space.

The beautiful stone entrance with its solid wooden gates immediately announces a home of distinction. Drive along the tarmac driveway and through the manicured lawns and the spectacle that is Cool Gate never fails to impress.

An imposing 2 storey residence superbly set amidst mature gardens; this is a house of great class. The property has recently been refurbished to a modern standard. New glazed windows, new hot water system, new bathroom and substantial upgrading have been further enhanced by the most stunning interior finishes and design.

The current owners have meticulously redecorated the home and added an array of exceptional extras including designer finishes, a stunning master bedroom with walk-in wardrobe and a superb large hotpress with hidden features.

There is a separate large garage extending to c. 55sq.m. built with an insulated cavity wall, electrics and w.c. Ideal for additional storage space, a home office, a service business or subject to planning permission perhaps a granny flat.

The boundary is partially fenced with a concrete fence boundary for added privacy and security.

The nearest town is 6km at Enniscorthy, is a place filled with rich history and charm. Its picturesque streets lined with colourful shops and historic buildings are a sight to behold. The sense of community and pride in the town's heritage make living in Enniscorthy a truly unique experience.

There is a collection of beautiful beaches just a short drive away, overall, this property is the perfect combination of luxury, and convenience.





ACCOMMODATION

Entrance Hall	4.93m x 2.02m	Carpeted flooring, telephone points, coving, ceiling rows and stairs leading to first floor.
Sitting Room	5.96m x 4.34m	Solid Oak flooring, ceiling rows, coving, feature marble fireplace with cast iron insert and Henley Stove, dual aspect with large bay window overlooking front and driveway, side window overlooking side gardens. TV points and electric points. Double doors leading to:
Dining Room / Sun Room	8.20m x 3.62m	Timber engineered floors, dual aspect with windows overlooking the patio area to the rear of the house, front lawns and driveway and side mature boundary hedging. Double French doors leading out to the ideally located south facing patio.
Kitchen	4.24m x 4.24m	Tiled flooring, solid oak fully fitted kitchen with oak features and cream paint, floor and eye level cabinets, ample worktop space throughout, stainless steel sink and drainer with tile splash back and tiled window ledge. Large bay window perfectly positioned to view the beautiful rear gardens and south facing patios. Built-in Ariston electric double oven, 4 ring electric hob and extractor fan overhead. Zanussi integrated dishwasher and a Neff integrated fridge. Ample storage throughout and a door leading to central hallway and second door leading to utility room.
Utility Room	3.03m x 2.24m	Tiled flooring built-in cabinets with ample storage throughout, internal oil fired central heating system, alarm, datacoms and fibre broadband, Bio-Crete treatment plant system monitor, generator switch. NOTE: all services are maintained and serviced annually. There is worktop built-in around the window overlooking the side driveway and space for washing machine underneath, ample space for a second fridge freezer and door leading to the rear garden.
Bedroom 4	3.72m x 3.19m	Tongue and groove flooring, built-in cabinets surrounding the head of the bed with overhead storage cabinets, ceiling rows, coving, large window overlooking front driveway. Jack and Jill Bathroom with a door leading to hallway.
Bathroom	3.19m x 2.14m (max)	Tiled flooring, enclosed shower with floor to ceiling tiled surround, pressure pump Myra select shower with glass doors, w.h.b. with half wall tile surround, mirror and lighting overhead, w.c. Door leading to central hallway.



Solid timber staircase leading to the first floor.

Landing Area	3.42m x 2.11m	Carpeted flooring throughout, attic with Stira access, coving throughout and a Velux window overhead.
Master Bedroom	5.39m x 4.63m	Carpeted flooring throughout, ceiling rows, coving, large window overlooking front gardens, dressing area with downward lights, large walk-in wardrobe, and ensuite.
Walk in wardrobe	2.66 m x 1.62m	
Ensuite	3.00m x 1.17m	Lino flooring, enclosed shower with glass doors, floor to ceiling tiled surround, Myra select pressure pump shower, w.h.b. with mirror and lighting overhead, w.c. and wall mounted shelves.
Bedroom 2	3.89m x 3.59m	Tongue and groove flooring, built-in treble bay wardrobe with drawers included, large window overlooking rear gardens, coving and ceiling rows.
Family Bathroom	4.09m x 2.70m	Completely renovated in 2022. Tiled flooring, jacuzzi bath with half wall tiled surround, modern w.h.b. with under drawer cabinets, wall mounted mirror and lighting with touch instruction. Extra-large shower with feature tiled wall, insert shower shelving, large glass wall, rainwater shower head and pressure pump shower, w.c., and windows facing the rear garden.
Bedroom 3	4.31m x 3.19m	Tongue and groove flooring, built-in desk space, large window over front driveway and gardens, coving throughout.
Large Walk In Hot Press	3.23m x 1.85m	Tongue and groove flooring and open shelves throughout wrapping around the three walls.

Total Floor Area : c. 202 sq.m. / c. 2,174.30 sq.ft







Outside

- Gated Entrance (electric available at gate)
- Tarmac driveway and curbs
- Generator Switch
- Gazebo
- Large Patio Area
- Polly Tunnel

Features

- Built in 2001.
- Detached House
- c.202 sq.m.
- 4 Bedrooms, 3 Bathrooms
- Ground floor bathroom with ensuite
- Boundary is partially fence with concrete fence boundary.

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 Y21 H4X7

Services

- Private Well.
- Bio – Crete Treatment Plant
- OFCH.
- Broadband
- Alarm with Remote Access
- Camera security throughout.

Building Energy Rating (BER):
C2

BER No.: 102378551

Energy Performance Indicator:
180.28 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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FIRST FLOOR



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Building Energy Rating (BER): C2 BER No.: 102378551
Energy Performance Indicator: 180.28 kWh/m²/yr

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

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