

FOR SALE

AMV: €385,000

File No.d786. BK



Rathmacknee Little, Piercestown, Co.Wexford

- Fabulous 3-bed / 2-bath property extending to c. 162 sq.m. / 1,744 sq.ft. with additional outbuildings extending to c. 70 sq.m. / 753 sq.ft. offering huge potential.
- Set on a magnificent plot extending to c. 0.96 acres with mature foliage, various seating areas, children's play areas and a go karting track.
- This property has been meticulously maintained and is presented in immaculate condition with high quality finishes throughout.
- Highly sought after location a few short minutes' drive from Piercestown village, less than 10 minutes' drive to Rosslare Strand, 10 minutes' drive from Wexford Town and 15 minutes' drive from Kilmore Quay.
- Accommodation comprises of: entrance hallway, sitting room, playroom, kitchen / dining area, shower room, 3 double bedrooms (master ensuite & walk-in wardrobe).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



Rathmacknee Little, Piercestown, Co. Wexford

Set on c. 0.39 hectares / 0.96 acres this home offers a garden wonderland. There are extensive mature trees, large lawn area and hedging along the eastern boundary. In order to truly appreciate all that is on offer here, viewing is essential. There is a parking area to accommodate multiple cars. Both internally and externally the property oozes character. The house itself extends to c. 162 sq.m. / 1,744 sq.ft. In addition to this there are outbuildings which offer huge potential and extend c. 70 sq.m. / 753 sq.ft.

The accommodation is flexible and is presented in very good order. There are 3 bedrooms with the master bedroom offering an ensuite and walk-in wardrobe. There is a kitchen / dining room, large living room and family bathroom. A playroom and home office complete the accommodation picture. If you are searching for a house for sale in County Wexford this is an opportunity not to be missed. To book a viewing time contact the sole selling agents Kehoe & Assoc. at 053-9144393 or email sales@kehoeproperty.com.



Location

This wonderful family home is situated in a much sought-after location only 2km from Piercestown Village. Local amenities in Piercestown include an excellent primary school, shop, church, scout hall, St. Martin's GAA club, tennis club, etc. The property is only a short drive from the renowned Johnstown Castle Estate with Museum & Gardens. This location is most convenient to Wexford Town with all amenities only 10 minutes' driving distance. Rathmacknee is also close to the N25 Wexford to Rosslare Road only 11km from the Europort at Rosslare Harbour. A 15-minute drive will take you to Kilmore Quay, a picturesque fishing village with quaint whitewashed cottages and thatched roofs. For those interested in boating or fishing, there is an extensive marina and a host of facilities on offer. All in all, this is an excellent location very close to Piercestown village and a 10-minute drive to Wexford Town.





ACCOMMODATION

Ground Floor

Hallway	3.76m x 3.10m	Tiled floor, vaulted ceiling, exposed timber beams and hotpress. Open archway into:
Living room	5.38m x 3.94m	Timber floor covering, feature raised and inset solid fuel Stanley Stove with granite hearth. 9ft 8inch high ceiling with ceiling coving.
Kitchen / Dining Room	7.59m x 2.61m	Timber floor covering, floor and eye level units, Range Master electric double oven with 5 ring gas hob, extractor and plumbed for dishwasher.
Shower room	2.63m x 2.38m	Tiled floor w.c., w.h.b., walk-in shower stall with newly fitted shower with tiled surround and newly fitted radiator.
Playroom	4.54m x 4.03m (max)	Timber floor covering and staircase to first floor.

Master Bedroom

Corridor	3.85m x 0.98m	Timber floor covering.
Bedroom	4.43m x 3.77m	Timber floor covering, vaulted ceiling with exposed timber beams and double doors to rear garden.
Ensuite	2.41m x 2.04m	Fully tiled, w.c., w.h.b. and bath with Triton AS2000X electric power shower.

First Floor

Bedroom 2	4.36m x 3.66m	Timber floor covering and wardrobe units.
Bedroom 3	3.82m x 3.78m	Timber floor covering and wardrobe units.

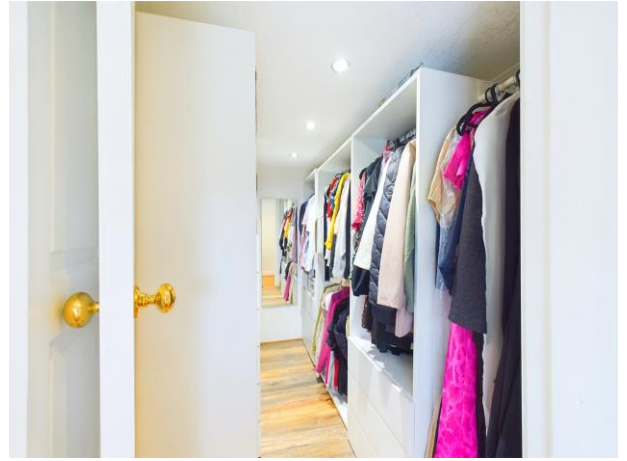
Total Floor Area: c. 162 sq.m. / c. 1,744 sq.ft.

Outside

External Utility Room	4.60m x 3.68m	Concrete floor.
Workshop	4.07m x 3.78m	Concrete floor.
Storage Space	3.83m x 3.10m	
Doireanns Place	4.60m x 2.29m	







Features

- Meticulously maintained
- Most wonderful garden area
- Presented in pristine condition
- Tastefully decorated
- Property oozes charm and character
- Superbly located
- Acc. extending to c. 162 sq.m. / 1,744 sq.ft.

Outside

- Site extending to c. 0.96 acres
- Extensive lawn area
- Various seating / dining areas
- Extensive storage areas
- Fuel store
- Children's go-karting track
- Children's play area
- Mature trees and hedging

Services

- Mains water
- Septic tank drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 E3P6













Approximate total area⁽¹⁾
107.46 m²
Reduced headroom
1.26 m²

(1) Excluding balconies and terraces

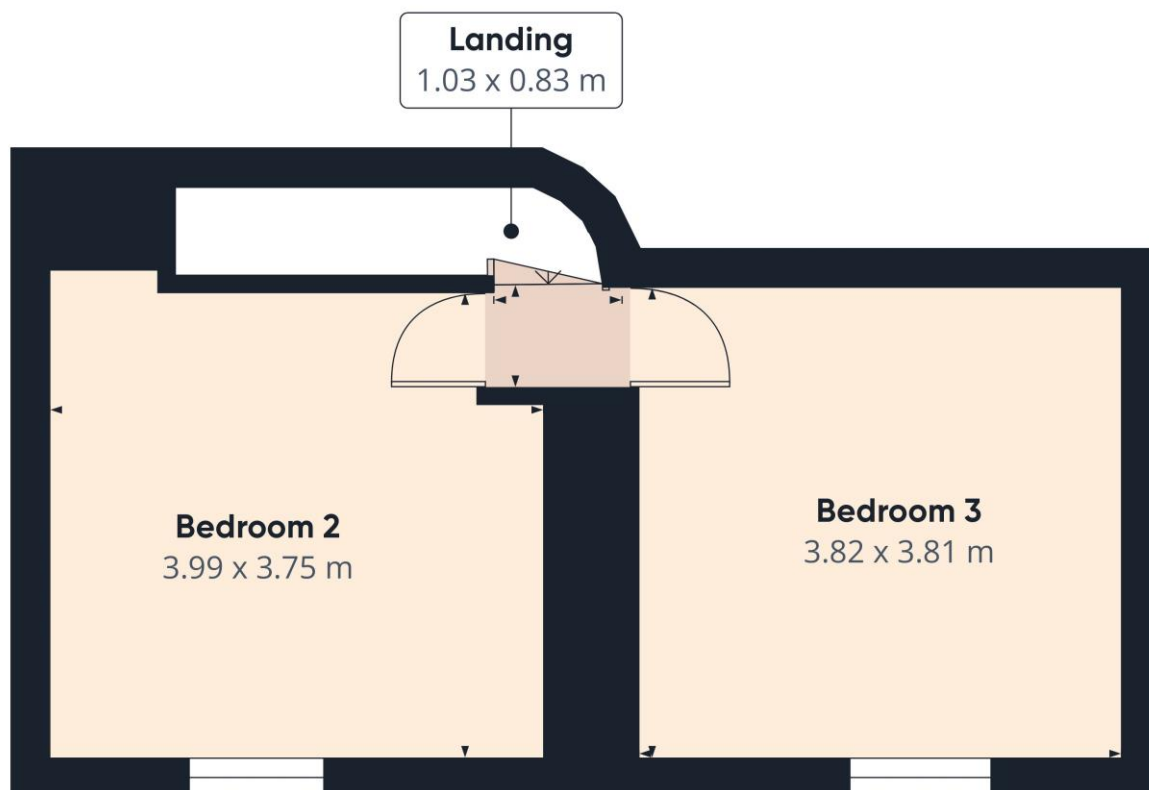
Reduced headroom
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 1



Approximate total area⁽¹⁾
30.17 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1



Building Energy Rating (BER): E2 BER No. 104270475

Energy Performance Indicator: 346.58 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