

FOR SALE

OFFERS IN EXCESS OF €350,000

File No. D203.CWM



Glenour, Adamstown, Co. Wexford Y21V9Y4

- Located just off the N25 within walking distance to Adamstown Village town and easy access to drive to all major routes N25 / M11
- Central location only 20 minutes' drive to Wexford town and New Ross town
- A detached large family bungalow built in 1997, extending to c. 220 sq. m / 2,368 sq. ft.
- This property would make an ideal family home with a spacious layout and an accessory dwelling unit ideal for extended family living.
- Accommodation briefly comprises: Entrance hallway, sitting room, kitchen/ dining room, utility, family bathroom, 5 bedrooms. Through an internal connection a further open plan kitchen / dining / living room, bedroom with a jack & jill bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Glenour, Adamstown, Co. Wexford

Discover a generously sized family bungalow, perfect for every generation to enjoy. Constructed in 1997, this residence boasts approximately 220 sq.m. and is nestled on about 2.03 acres, bordered by lush agricultural fields. Enjoy the idyllic rural setting, just 1 km from the charming village of Adamstown and a mere twenty-to-twenty-five-minute drive to Wexford, Enniscorthy, and New Ross. Adamstown itself features a church, a convenience store with fresh meat counter and service station, pubs, a takeaway, a post office, a chemist, a sports medicine and physiotherapy centre, a football club, Scoil Naomh Abainn National School, and a recently upgraded secondary school at Colaiste Abainn.

The property is complemented by a welcoming driveway with generous cement parking space, enhanced by mature garden boundaries with well-maintained lawns.

The interior features include an entrance hallway, a sitting room, a kitchen/dining room, a utility room, a family bathroom, and five bedrooms including a master ensuite. An additional internal connection offers an open-plan kitchen/dining/living area, along with a bedroom featuring a Jack & Jill bathroom. This property is perfectly suited as a family home with its expansive layout and an accessory dwelling unit that is ideal for extended family accommodations.

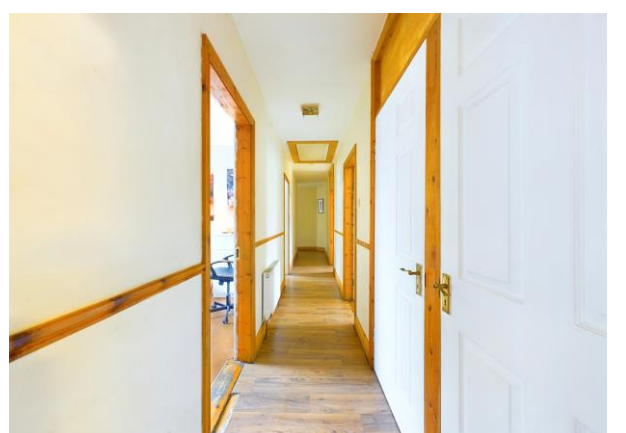
In addition, nature enthusiasts will appreciate the scenic nature hikes and tranquil beach walks just a short drive away, offering endless opportunities for outdoor enjoyment.

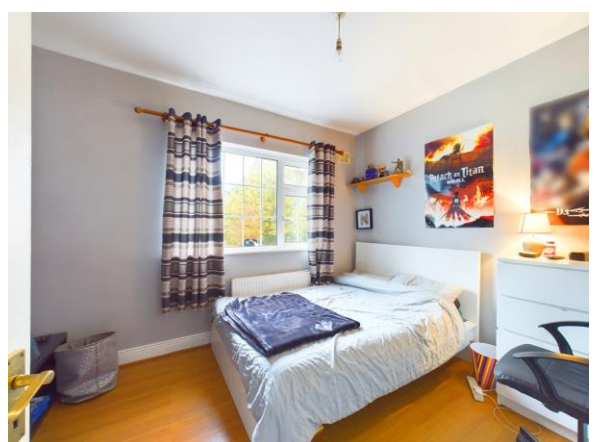
To schedule a viewing at your convenience, please reach out to the exclusive selling agents, Kehoe & Assoc., at 053 9144393.



Accommodation

Entrance Hall	3.83m x 1.80m	Timber laminate flooring with cloakroom storage.
Sitting Room	5.00m (max) x 3.92m	Solid timber floors with dual aspect windows overlooking front gardens and side garden with bay window to front. Feature fireplace with open fire and marble insert and mahogany timber surround tv point and electrical points.
Kitchen	5.56m x 3.62m	Lino flooring, fully fitted solid timber kitchen with floor and eye level cabinets, ample worktop space with a stainless steel double drainer sink and tiled splashback. There is a four ring gas hob with extractor fan overhead. Plumbed for dishwasher and space for fridge. Door to.
Utility Room	4.16m x 1.80m	Lino flooring, counter space, washing machine and dryer underneath, fitted eye level cabinets and fitted tall press. Door leading to rear garden and separate door leading to self contained granny flat.
Central Bedroom	8.96m x 0.98m	Timber laminate flooring. Double doors leading to hot-press with dual fuel immersion and ample shelving. Stira access to attic.
Accommodation		
Corridor		
Bedroom 5	3.66m x 2.72m	Timber laminate flooring with large window overlooking front gardens.
Bedroom 4	3.63m x 2.72m	Timber laminate flooring and large window overlooking front gardens.
Bedroom 3	3.04m x 3.01m	Solid timber floors with large window overlooking rear garden.
En suite	3.05m x 0.89m	Tiled floors, half wall tiled surround with enclosed shower tiled floor to ceiling and Mira Elite 2 electric shower, w.h.b. & w.c.
Family Bathroom	3.03m x 2.11m	Tiled flooring, half wall tiled surround with bath, w.h.b. & w.c.
Corridor		Leading to two further bedrooms. Timber laminate flooring and window overlooking front patio area.
Bedroom 2	5.66m x 4.17m	Timber laminate flooring with large window overlooking front gardens.
Master Bedroom	7.24m x 4.42m	Timber laminate flooring, dual aspect with windows overlooking side garden and window overlooking the rear. t.v. point, electrical points.
En Suite	3.17m x 2.07m	Tiled flooring, large enclosed shower with tiles floor to ceiling, w.h.b. with tiled splashback and w.c.

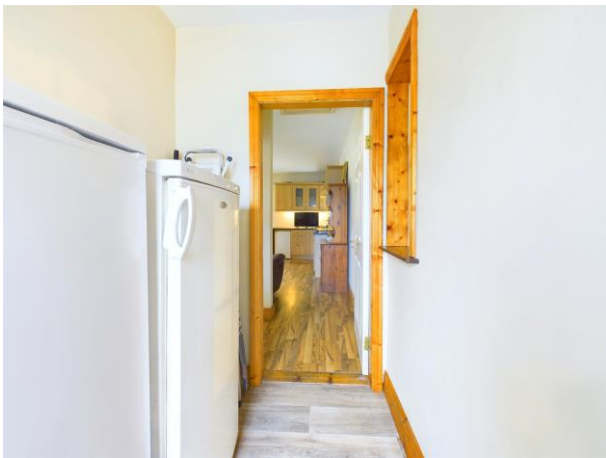




Self-contained Living Quarters with own access from rear door & side garden.

Open Plan Living/Dining/Sitting Area	6.07m x 5.68m	Timber laminate flooring with feature Stanley stove and red brick surround, fitted kitchen with floor and eye level cabinets, stainless steel sink with drainer, worktops space, Beko double oven with extractor fan overhead and under counter fridge. Stira attic access for further storage.
Storage Press	2.10m x 1.20m	
Bedroom 1	3.49m x 3.08m	
Jack & Jill En suite	3.89m x 1.22m	Door to bedroom and living area. Tiled flooring, tiled open shower with mosaic tiles and floor to ceiling tile surround, Triton T90 sr, w.h.b with mosaic tiled surround and mirror and w.c.
Walk in wardrobe	1.63m x 1.21m	Timber laminate flooring throughout.

Total Floor Area: c. 220 sq.m. / c. 2,368 sq.ft.





Features

- Built in 1997
- 6 bedrooms, 3 bathrooms
- Self-contained extension
- Family bungalow with easy access to the N25

Outside

- Extending to c. 2.03 acres
- Gated entrance
- Gardens in lawn
- Mature trees
- Concrete driveway with kerbing
- Pump house

Services

- Private well
- Treatment plant system
- OFCH
- Fibre Broadband

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 V9Y4





Building Energy Rating (BER): C3 BER No. 115381097
Energy Performance Indicator: 219.93 kWh/m²/yr

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

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