

FOR SALE

Offers in Excess of €699,000

File No.D773 .CWM



Red Bog Lane, Davidstown, Barntown, Wexford Y35 XK22

- A most stunning location surround by nature on an acre of beautiful gardens.
- Located just off the N25 with easy access to the vibrant village of Barntown, Wexford town and Waterford City.
- Built in 2014 a spectacular architecturally designed family home.
- Expansive family living spaces with five bedrooms with three of which are ensuite, a family bathroom and guest bathroom.
- Extending to c. 305 sq.m with a B2 energy rating.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



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Spectacular, architect-designed detached split-level family residence boasting an impressive B2 energy rating, situated in a picturesque setting that overlooks expansive forestry and offers delightful countryside vistas. Enveloped by nature and abundant wildlife, this remarkable home presents an ideal opportunity for any expanding family. Ideally located on a tranquil country lane merely minutes from the N25, and under five minutes from the local amenities at Larkins Cross, including a shop and filling station, it offers excellent accessibility. The property is a mere ten minutes from the Barntown / New Ross Roundabout and National Road Network, and just fifteen minutes away from Wexford Town.

In the nearby village of Barntown, you'll find top-notch primary educational and childcare facilities, a dynamic community center, and a recently constructed squash court. For outdoor enthusiasts, the magnificent walking trails on Forth Mountain, including Carrigfoyle Lake and the Three Rocks Trail, are easily accessible. Additionally, a variety of excellent sports clubs and leisure facilities are available in close proximity, encompassing GAA, soccer, rugby, gymnastics, horse riding, and boating.

Constructed in 2014, this exquisite family home has been meticulously designed with the needs of modern family life in mind, offering bright, spacious accommodations for a growing family. Upon entering, a light-filled hallway captures your attention, drawing your gaze to the picture window on the stairway, which frames the breathtaking forestry views. The entry level features a spacious living room, two generously sized double bedrooms (one with an ensuite), a luxurious family bathroom, a playroom, and a well-equipped kitchen adorned with David Parle hand-crafted units. The dining area includes a spectacular floor-to-ceiling corner window that offers captivating views of the countryside. A magnificent family room, complete with French doors, opens onto an expansive patio area that enjoys a sunny aspect, perfect for al fresco dining and entertaining. The lower ground floor comprises three double bedrooms (two with ensuite facilities), a toilet, a utility room, and a walk-in hot press.

Externally, the property benefits from a substantial basement running underneath, offering extensive additional space for various uses.

Encircled by an acre of meticulously designed gardens, primarily lawn for low maintenance, complemented by mature plants. Features a large patio with steps leading to a play area equipped with an elevated playhouse and a gravelled yard on the side and rear. The back garden offers exceptional privacy, with steps down to a rear lawn that includes a sunken trampoline and slide, bordered by a winding stream.

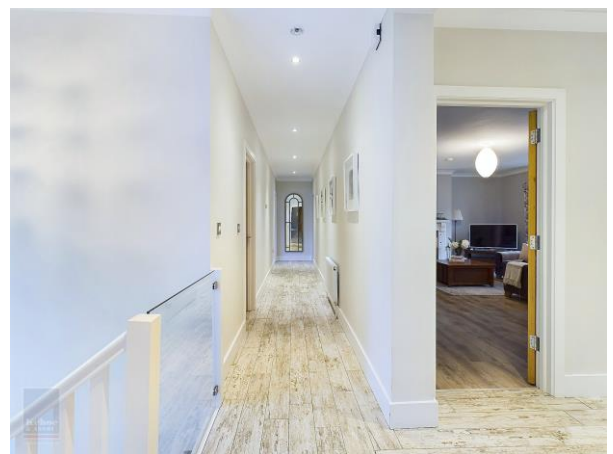
An early visit to this impressive family home is strongly urged. Contact Wexford Auctioneers Kehoe & Associates at 053-9144393 to arrange a viewing.

ACCOMMODATION

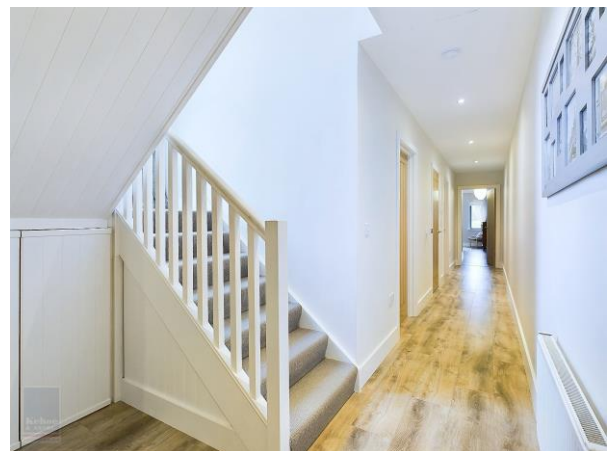
Ground Floor

Entrance Hallway	10.15m x 2.55m	With tiled floor, picture window overlooking garden and stairs to lower floor.
Sitting Room	5.22m x 6.62m	With coving, feature fireplace and laminate floor.
Inner Hallway	8.22m x 1.13m	Tiled floor.
Family Room	5.25m x 5.20m	With laminate floor, feature fireplace with solid fuel stove, log storage, French doors to outside, two pictures overlooking the forestry and surrounding countryside and open plan to:
Kitchen/Dining Room	6.29m x 6.41m (max)	Excellent range of hand crafted David Parle fitted kitchen units, gas and electric Range Master Cooker, dishwasher, American Style fridge freezer, Island unit with display storage underneath and circular breakfast bar, corner floor to ceiling picture window and porcelain tiled floor.
Playroom	4.20m x 3.56m	With laminate floor.
Family Bathroom	3.50m x 2.44m	With roll top bath, w.c., w.h.b, heated towel rail and tiled floor.
Bedroom 4	4.67m x 4.23m	With shower room ensuite and walk-in wardrobe.
Ensuite	1.77m x 1.54m	Tiled shower stall, w.c., w.h.b. and tiled floor.
Walk-in Wardrobe	1.77m x 1.29m	
Bedroom 5	5.45m x 4.41m	With laminate floor.









ACCOMMODATION

Lower Ground Floor

Hallway	11.00m x 1.09m	With laminate floor.
Master Bedroom	6.40m x 3.58m	With laminate floor, French doors to rear garden and shower room ensuite.
Ensuite	3.40m x 2.66m	Tiled shower stall, w.c., w.h.b., heated towel rail and vinyl floor.
Bedroom 2	3.45m x 3.40m	With laminate floor.
Walk-In Hotpress		With dual immersion and smart heating controls.
Bedroom 3	4.21m x 3.68m	With shower room ensuite.
Ensuite	1.63m x 1.42m	Shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Toilet	1.63m x 1.23m	With w.c., vanity w.h.b. and vinyl floor.
Utility Room	2.26m x 2.84m	With worktop and shelving, plumbing for washing machine, tiled floor and door to outside.
Understairs		
Storage Press		

Total Floor Area: c. 305 sq.m. / c. 3,289 sq.ft.

Garage & Storage Rooms – c. 112 sq.m. / c. 1,200 sq.ft.







Features

- Built in 2014
- Architecturally designed family home
- Five bedrooms with three ensembles
- Extending to c. 305 sq.m
- A most peaceful & tranquil setting minutes from the N25

Outside

- Surrounded by nature
- Sandstone patio with direct sunlight aspect
- Landscaped gardens extending to an acres
- Elevated playhouse, sunken trampoline and slide
- Basement with garage, gym and 3 additional storage room

Services

- Private well
- Septic Tank
- OFCH with smart controls
- Solar Thermal Panels
- Fibre Broadband

NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, gas/electric Rangemaster cooker, American style fridge freezer and dishwasher.

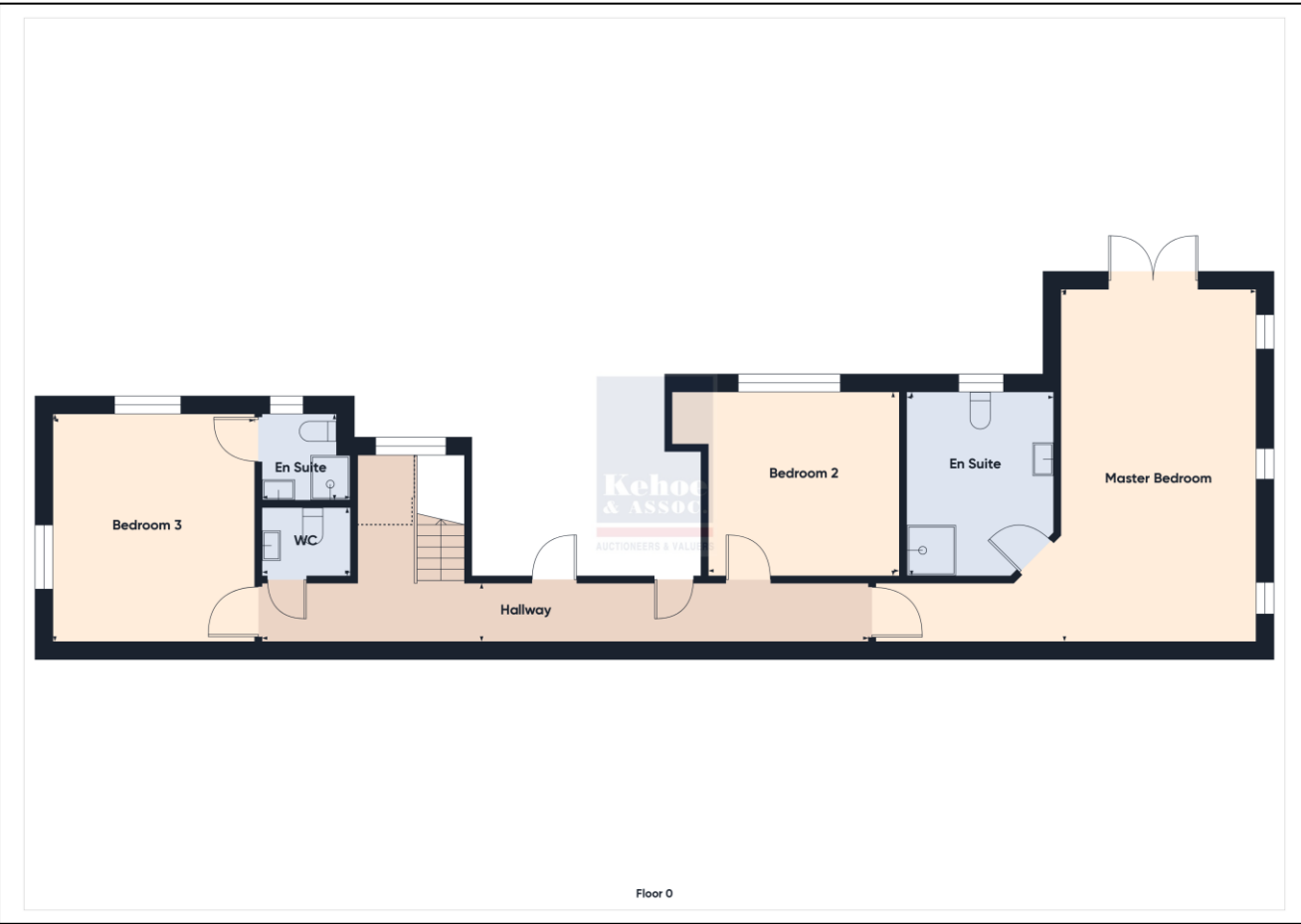
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 XK22





Floor 1



Floor 0

Building Energy Rating (BER): B2 BER No. 117677989
Energy Performance Indicator: 102.54 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