

FOR SALE

AMV: €495,000

File No.d790. BK



‘Ashwood’, Mullanour, Murrintown, Co. Wexford

- ‘Ashwood’ is a property of distinction, located just 2.4km from Murrintown Village with fantastic local amenities including an excellent national school and childcare facility.
- Embrace modern elegance in this 4-bed / 3-bath residence with contemporary finishes throughout and flexible living accommodation.
- The master bedroom includes an ensuite, walk-in wardrobe, and a private balcony with stunning views providing a perfect retreat within the home.
- Situated on a c. 0.72 acre site with unobstructed views of Forth Mountain, Ashwood offers a serene and picturesque setting only 7km from Wexford Town.
- Accommodation briefly comprises: entrance hallway, music room / home office, sitting room, kitchen / dining / living area, utility room, storage room, bedroom and a shower room on the ground floor with 3 bedrooms (2 ensuite) on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe
& ASSOC.**

Location

This excellent property is located just a short drive from the charming village of Murrinctown, where you'll find essential amenities including a local shop, church, post office, coffee shop, playground, pub, takeaway and the welcoming Murrinctown Community Centre, which serves as a hub for social and recreational activities. For families, the area is accommodated by Johnstown Castle & Gardens, Murrinctown National School and an excellent childcare facility. 'Ashwood' is a short drive from Wexford Town, which offers a wider range of educational facilities, restaurants, and cultural attractions. Nature lovers will delight in the proximity to Forth Mountain, a renowned spot for outdoor enthusiasts. The Forth Mountain Walking Trail, just minutes away, offers scenic hikes with panoramic views of the surrounding countryside, making it a haven for walkers and nature lovers alike. Also on Forth Mountain, Carrigfoyle Lake provides a peaceful retreat for those who enjoy birdwatching or simply unwinding with a cup of tea or coffee. The property is also within easy reach of Rosslare Strand, one of Ireland's premier beach destinations. Sports enthusiasts will appreciate the local sports clubs that offer everything from GAA and soccer to tennis and golf, ensuring that there's something for everyone in this active community.



‘Ashwood’, Mullanour, Murrintown, Co. Wexford

‘Ashwood’ is a stunning 4-bedroom residence set on a c. 0.72 acre site, offering a harmonious blend of space, privacy, and natural beauty. The property extends to c. 242 sq.m. / 2,605 sq.ft. and is surrounded by mature foliage and plantation, creating a peaceful and relaxing environment. Built in 2002, Ashwood is thoughtfully positioned to capture the unobstructed countryside views of Forth Mountain. Internally the accommodation is tastefully decorated and versatile. Upon entry you are welcomed into a spacious entrance hallway. The sitting room is cosy and inviting, featuring a solid fuel stove with a back boiler, an ideal space for unwinding during the winter months. The ground floor also includes a double bedroom, shower room, music room / home office and a spacious storage room with built-in shelving. Additionally, the heart of the home is the open plan kitchen, dining, and living room, which spans the entire length of the property. This space was retrofitted in 2017 / 2018 and is designed for both family life and entertaining with a breakfast bar and contemporary finishes. French doors that open onto the rear patio and garden from both the dining room and living area seamlessly blend indoor and outdoor living. Additionally, there is a practical utility room with extra storage and a linen press.

Upstairs the property continues to impress with a bright landing area that leads to 3 bedrooms. The master bedroom is a luxurious retreat, complete with an ensuite bathroom, a walk-in wardrobe, and a balcony that offers stunning views of Forth Mountain. The second bedroom also benefits from a walk-in wardrobe and an ensuite. The third bedroom is spacious with ample built in wardrobe units. Externally the property features a well-maintained lawn area at the front and a larger lawn at the rear, providing ample space for outdoor activities. The rear of the house enjoys a sunny westerly aspect ensuring that the garden and living spaces are bathed in afternoon and evening sunshine. A block-built garage provides additional storage and there is an electric vehicle charging point adjacent to the back door. The property is also equipped with six solar panels on the roof making it both environmentally friendly and cost-efficient. ‘Ashwood’ is a perfect property for those seeking peace and privacy within easy reach of local conveniences and the vibrant town of Wexford. Don't miss this opportunity to make this fabulous property your forever home.





ACCOMMODATION

Ground Floor

Entrance Porch	2.40m x 1.07m	Timber floor covering.
Storeroom	3.90m x 1.57m	Timber floor covering and built-in shelving units.
Entrance Hallway	3.64m x 2.38m	Timber floor covering and staircase to first floor.
	7.16m x 1.28m	Timber floor covering.
Music Room / Home Office	3.82m x 3.16m	Timber floor covering.
Sitting Room	5.17m x 4.36m	Timber floor covering and feature solid fuel stove with granite hearth.
Bedroom 4	3.76m x 3.47m (max)	Timber floor covering.
Shower Room	1.95m x 1.80m (max)	Timber floor covering, w.c., w.h.b., shower stall with Aspirante electric shower and tiled surround and chrome towel rail.

Open Plan Kitchen / Dining / Living Room

Kitchen / Dining	7.88m x 3.83m	Timber floor covering, extensive floor and eye level units, integrated Beko fridge freezer, integrated Whirlpool microwave, integrated Belling double oven, Siemens 5-ring electric with overhead Belling extractor, large breakfast bar, stunning countryside views of forth mountain, doubles doors to rear garden area.
Living room	5.67m x 3.76m	Timber floor covering and double doors to walled patio area.
Utility room	2.72m x 1.69m	Timber floor covering built-in storage unit, integrated Whirlpool washing machine, integrated Whirlpool dryer and door to rear garden.
Large Airing Cupboard	1.69m x 0.97m	Timber floor covering.



ACCOMMODATION

First Floor

Landing	2.41m x 2.37m	Carpet floor.
Master Bedroom	5.78m x 4.14m	Timber floor covering, double doors to balcony with stunning countryside views of Forth Mountain and ensuite. Open archway into:
Walk-in Wardrobe	3.17m x 2.73m	Timber floor covering, built-in wardrobe units.
Additional Walk-in Dressing room	1.93m x 1.72m	Timber floor covering and stunning countryside views of Forth Mountain.
Ensuite	3.73m x 2.42m	Timber floor covering, free standing bath, w.c., w.h.b., vanity unit, chrome towel rail, shower stall with Aspirante electric shower and tiled surround.
Bedroom 2	3.79m x 3.67m (max)	Timber floor covering, built-in storage cabinets, walk-in wardrobe and ensuite.
Ensuite	2.13m x 1.55m	Timber floor covering, w.c., w.h.b., vanity unit, shower stall with Aspirante electric shower and tiled surround.
Walk-in Wardrobe	1.50m x 0.88m	
Bedroom 3	4.32m x 2.94m	Timber floor covering, attic access and hotpress.
	2.55m x 2.42m	Timber floor covering and built-in wardrobe units.

Total Floor Area: c. 242 sq.m. / c. 2,605 sq.ft.

GARAGE c. 38 sq.m / 409 sq.ft.





Features

- Magnificent 4-bed / 3-bath family home
- Superbly located
- Meticulously maintained
- Most impressive master bedroom
- Flexible living accommodation
- Stunning views of Forth Mountain
- Contemporary decoration throughout
- Numerous picturesque walks nearby

Outside

- Extensive garden and lawn areas
- Mature foliage and shrubbery
- Walled patio / BBQ area
- Westerly rear aspect
- E.V. charging point
- Site extending to c. 0.72 acres
- Block built garage

Services

- Mains water
- Septic tank drainage
- O.F.C.H. & B.B.C.H
- Solar panels
- ESB
- Fibre broadband available

INCLUDED IN THE SALE: The sale is inclusive of all kitchen appliances, kitchen table and chairs, kitchen island bar stools, washing machine and the sofa & footstool in the sitting room.

NOTE: The Indesit double oven, dryer and electric gates are currently not working.

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

DIRECTIONS: Eircode: Y35 EK71. 'For Sale' boards.







Building Energy Rating (BER): C2 BER No. 105789648

Energy Performance Indicator: 183.56 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