

# FOR SALE

AMV: €475,000

File No. D770.CWM



## “Wainsfort House”, Rathangan, Duncormick, Co. Wexford

- Impeccable large family home on c. 0.76 acres, with four bedrooms and four bathrooms extending to c. 196 sq.m. showcasing exceptional attention to detail, high-quality materials, and craftsmanship.
- The residence is bathed in natural light, featuring various living spaces ideal for family interactions and separations when needed. The kitchen/dining area serves as the hub, seamlessly flowing into a spacious and airy sunroom perfect for relaxation.
- Exceptional Outdoor Space with the sunroom opening onto a south-facing patio garden room for entertaining and a purpose-built bar lounge enhancing the outdoor experience.
- Prime countryside location within the tranquil village of Rathangan, with local amenities like a church, primary school, pub, and restaurant. Wexford town, a short drive away, offers additional facilities, and Dublin Airport and Rosslare Europort are easily accessible. The property is near some of Wexford's finest beaches, including Ballyhealy, Kilmore Quay, Carne and Rosslare.



**Kehoe  
& ASSOC.**

## **“Wainsfort House”, Rathangan, Duncormick, Co. Wexford**

Presenting a remarkable large family home on c. 0.76 acres, “Wainsfort House” is impeccably maintained and showcases exceptional attention to detail along with high-quality materials and craftsmanship. The property is accessed via an impressive, sweeping driveway that leads into a mature garden.

Designed with a focus on comfortable family living, this residence is bathed in natural light throughout. The layout provides a variety of living spaces ideal for family interactions while also ensuring separate areas when needed. The kitchen/dining area serves as the hub of the home, featuring light from all directions and seamlessly flowing into a generously spacious and airy sunroom, perfect for relaxation.

The property consists of well-proportioned bedrooms, with two of the four bedrooms offering en-suite facilities, catering to the needs of a growing family. The sunroom opens onto an expansive south-facing patio garden room, making the outdoor space an excellent venue for entertaining, whether it's for summer barbecues or a morning coffee.

The garden orchard has a variety of trees including peaches in the glass house. The outbuildings include plenty of storage or would make a fantastic workshop space.

Situated in the tranquil village of Rathangan, "Wainsfort House" offers the best of countryside living. The village amenities include a church, primary school, pub, restaurant, takeaway, and local GAA club. Wexford town, less than a 20-minute drive away, provides additional facilities including restaurants, schools, and shops. The N/M11 and N25 make Dublin Airport a 2-hour drive and Rosslare Europort a 20-minute drive. The property is also conveniently positioned near some of Wexford's finest beaches including Ballyhealy, Kilmore Quay, Carne, and Rosslare.

This outstanding property represents an exceptional family home opportunity. To arrange a viewing please contact Kehoe & Assoc. at 053 9144393.



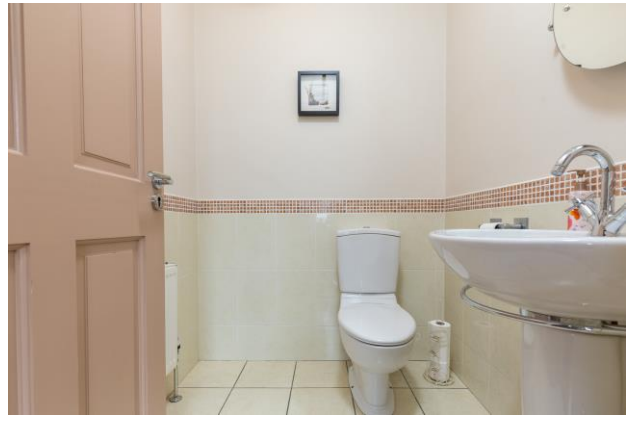


## ACCOMMODATION

Entrance Hallway	4.16m x 2.99m	Solid cherrywood flooring throughout, wainscoting panelling and storage under staircase and alarm. Glass door leading to.
Sitting Room	5.88m (max) x 4.51m	Solid cherrywood flooring throughout. Feature fireplace with granite surround and granite hearth with multi fuel Henley (stove burning both timber and coal). Feature bay window overlooking front gardens, wainscoting throughout with electric points, t.v. points & telephone points throughout. Double glass doors leading to.
Sun Room	3.96m x 3.85m	Timber laminate floor. Lofted ceiling, with glass surround French doors leading out to garden, underfloor heating controlled with a separate electric system (regulating the temperature at 23 degrees year round). Double glass doors leading to.
Kitchen/Dining/Living Area	7.60m x 3.84m	Timber laminate flooring throughout. Two large windows overlooking rear garden with beautiful aspect of the orchard and roses from the garden room. Recess lighting with double pendulum lighting, large island with integrated breakfast bar area suitable for up to 5 chairs and storage cabinets throughout. Fully fitted kitchen with floor and eye level cabinets throughout, dual fuel Smeg with three electric and seven ring gas hob with extractor fan overhead. Tiled splashback, double drainer stainless steel sink. Large window perfectly positioned to enjoy the garden aspect.
Utility/Butlers Pantry	2.79m x 2.01m	Timber laminate flooring throughout, floor and eye level cabinets with stainless steel sink and drainer. Space for dishwasher and space for washing machine. Open shelves and wine rack space, all heating application points (digital timers and zoned with 3 zones hot water upstairs and downstairs. Door leading to rear garden. Alarm and generator switch. Door leading to.
Guest Bathroom	1.68m x 1.57m	Tiled flooring, half wall tiled surround, w.h.b with mirror and lighting overhead and w.c.
Ground Floor Bedroom 4	4.17m x 3.77m	Timber laminate flooring throughout. two windows overlooking front garden and driveway. Electric & t.v. points. Door leading to.
En Suite	5.04m x 1.65m	Tiled floor to ceiling throughout, large corner shower with Triton T90 SI, w.h.b with mirror and lighting overhead, w.c.

*Solid teak staircase leading to First Floor:*





## ACCOMMODATION

### *First Floor*

Landing	4.91m (max) x 4.18 (max)	Solid timber French pine floors, stira attic access, window overlooking front garden.
Hotpress		Dual fuel immersion with ample storage space, pressurised pump system throughout.
Master Bedroom	4.86m (max) x 4.50m (max)	Solid French pine flooring, built in wardrobe throughout with two walls covering (double and a half on each), featuring wainscot panelling on two walls, two windows overlooking front garden & Rathangan Village electric points and tv points. Door leading to.
En Suite	2.16m x 1.90m	Tiled flooring, tiled floor to ceiling surround, velux overhead. Enclosed shower with glass bifold door, rain water shower head with pressurised volume jets, w.h.b. mirror and lighting overhead, wall mounted cabinetry.
Bedroom 2	4.52m x 3.46m (max)	Solid timber French floors, ample space for twin beds, dormer shape window overlooking rear garden with views of the rolling coastal hinterland. Dual access storage on each side of the dormer with lighting and flooring.
Bedroom 3	6.93m (max) x 3.78m (max)	Solid timber French pine floors, dual aspect with windows overlooking front and rear garden and view of Rathangan Village. Electric points throughout. Storage to eaves.
Family Bathroom	2.93m x 2.54m	Tiled floor, floor to ceiling tiles, Jacuzzi bath, large shower with 1300x900 profile shower tray and pvc wall finish with chrome double shower head including rain water shower head, all pressurised system and extractor fan and recess lights overhead. w.h.b with cabinetry underneath, w. and bidet.

**Total Floor Area: c. 196 sq.m / c. 2,110 sq.ft.**



## Features

- Built in 2006
- 4 Bedrooms, 4 Bathrooms
- Extending to c. 196 sq. ft
- Detached family home

## Services

- Mains water.
- Bio Crete Treatment Plant (service history and new pump installed)
- OFCH
- Multi fuel stove in sitting room.

## Outside

- EV car charger.
- Patio summer Room with power and mood lighting.
- Rose garden.
- Pear, Apple and Lemon trees.
- Greenhouse with a peach tree.
- Sensor LED lights.
- Garage 4.55m x 4.39m with double door and pedestrian access. A stair to loft with further storage.
- Bar Lounge 4.38m x 3.93m with a bar counter, booth with table space, chilling space, sink facilities and wired for several tv screens.
- Workshop 5.76m x 4.43m equipped with a boiler stove which heats the radiators in the bar lounge.

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

**DIRECTIONS:** Eircode: Y35PY0Y









**Building Energy Rating (BER): B3 BER No.: 117424689**

**Energy Performance Indicator: 135.46 kWh/m<sup>2</sup>/yr**

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

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