

# FOR SALE

AMV: € 370,000

File No. D906.CWM



## Shanoule, Foulksmills, Co. Wexford Y35 W084

- Shanoule is a serene place filled with bird song located only 2km from the N25, 16km from Wexford town and 18km from New Ross.
- Presented in turn-key condition the bungalow was built in 2005 extending to c. 156 sq.m. with four bedrooms.
- Newly refurbished bathroom and ensuite.
- The accommodation features entrance hall, living room, Kitchen Dining room, sunroom with solid fuel stove, utility room, 4 bedrooms with master en-suite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



## **Shanoule, Foulksmills, Co. Wexford Y35 W084**

Kehoe & Assoc. is delighted to introduce to the market a beautifully maintained 4-bedroom bungalow, exemplifying pristine living conditions. Situated just 3km from St Garvan's National School in Caroreigh, this home offers the perfect blend of tranquillity and connectivity, being a mere 2km from the N25 road network and just 16km from Wexford town and 18km from New Ross town. Constructed in the year 2005, this impressive property extends approximately 156 square meters. The gardens, meticulously cared for, provide stunning countryside views, and are complemented by the cobble driveway, alfresco patio dining area and large steel storage shed with extended driveway.

Upon entering the home, you'll find an elegant entrance hall leading to various functional and inviting spaces. The accommodation includes a spacious sitting room with feature fireplace. The kitchen / dining room extends into a sunroom, offering ample light and a seamless transition between indoor and outdoor enjoyment. The well-appointed and practical utility room with ample built in storage. The bedroom accommodation off the central hallway with hard wood hickory floors offers further built in storage. Leading to a spacious master bedroom with a newly fitted ensuite, alongside three additional bedrooms and newly refurbished family bathroom. This property truly combines the best of idyllic rural charm with modern convenience.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



## **ACCOMMODATION**

Entrance Hall	4.42m x 2.22m	Solid timber hardwood hickory floors throughout.
Sitting Room	4.85m x 3.86m	Timber laminate flooring with featuring open fire with cast iron surround and mantelpiece, large window overlooking front driveway.
Kitchen/Dining Room	6.37m x 3.47m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, granite worktop with tiled splashback surround and upright granite, double drainer stainless steel sink, Hotpoint dual fuel range oven with 5 gas rings with Fisher & Paykel extractor fan overhead. Breakfast counter space, Bosch dishwasher and free standing Liebherr fridge freezer.
Sunroom	3.42m x 3.25m	Tiled flooring throughout, windows wrapping around and a French door leading out to rear garden, solid fuel stove, tv point and electric points.
Utility Room	3.46m x 2.17m	Tiled flooring, floor and eye level cabinets, Whirlpool washing machine, Indesit dryer and worktop space, ample storage space, stainless steel sink and timber counter.

*Central corridor leading to Accommodation area:*





## **ACCOMMODATION**

Corridor	8.52m x 1.16m	Hot-press with ample storage space and insulated cylinder tank.
Master Bedroom	4.11m x 4.16m	Carpeted flooring, large window overlooking rear garden.
En Suite	2.18m x 1.46m	Newly refurbished with tiled flooring, floor to ceiling subway tiled surround, new w.h.b. with cabinetry underneath, w.c, shower basin with Triton Enrich electric shower.
Bedroom 2	4.20m x 3.49m	Carpeted flooring, electric points, large window overlooking front garden.
Bedroom 3	3.56m x 2.76m	Timber flooring, large window overlooking front driveway.
Bedroom 4	4.42m x 3.56m	Carpeted flooring, electric points and large window overlooking front driveway.
Family Bathroom	3.44m x 2.57m	Newly refurbished with tiled flooring, floor to ceiling mosaic tile enclosed in large pressure pump shower with glass wall, jacuzzi bath with mosaic tile surround and floor to ceiling tile surround all walls, w.h.b. with storage cabinetry underneath and w.c.

**Total Floor Area: c. 156 sq.m / 1,679 sq.ft.**





### Features

- Built in 2005
- 4 Bedrooms & 2 bathrooms
- Ready for immediate occupancy
- Extending to c. 156 sq.m

### Outside

- Land scaped gardens extending to 1.1 acres
- South facing patio
- Cobble stone driveway
- Fencing surround
- Large garage, built in 2010

### Services

- Private well.
- Clarjesterd treatment plans (new pump replaced and emptied in 2023)
- OFCH
- Fibre broadband

Garage/shed measures 8mtrs x 7mts roller door measuring height 3mtrs, width 2.39mtrs

**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 W084







**Building Energy Rating (BER): C3 BER No. 118036268**  
**Energy Performance Indicator: 223.45 kWh/m<sup>2</sup>/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