

# FOR SALE

AMV: €650,000

File No.d723. BK



## **‘Bonds Lodge’, Libgate, Kilmore Quay, Co. Wexford**

- ‘Bonds Lodge’ is a spectacular family home situated just 700m from Kilmore Quay Beach and 2km from Kilmore Quay's vibrant fishing village, renowned for its coastal views, local eateries, and maritime activities, including boat trips to the Saltee Islands.
- Extending to c. 220 sq.m. / 2,368 sq.ft. and set on a generous c. 0.22 hectare / 0.54 acre plot, ‘Bonds Lodge’ provides ample space for comfortable living, making it ideal for families or those seeking a luxurious retreat.
- Designed by esteemed architect Fergus Flanagan, this exquisite property features high-end finishes throughout, including a bespoke kitchen crafted and fitted by Philip Cousins Carpentry, stone solutions quartz countertops, and a solid oak stairwell and doors.
- Boasting a most impressive A3 BER, including an air-to-water heating system and triple-glazed windows, ensuring comfort and efficiency all year round.
- Rebuilt and completed in summer of this year, ‘Bonds Lodge’ boasts a stunning entrance hallway with a natural stone wall, nautical round-pane windows, and bi-folding doors leading to a sunny granite-slabbed patio, showcasing the owner's attention to detail and love for maritime aesthetics.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe  
& ASSOC.**



## Location

Located just 700m from Kilmore Quay Beach, Bonds Lodge offers buyers luxurious living in a prime coastal location. Kilmore Quay, a charming fishing village known for its vibrant community, is just 2km away where you can grab a coffee, enjoy a drink, enjoy a walk on the beach or take a boat trip to the Saltee Islands. Additionally, Kilmore Quay also has a church, shop, ice cream parlour, and restaurants, making it a delightful place for dining and socializing.

For families, Kilmore Village is just a 5-minute drive away and is home to an excellent national school and the widely renowned Mary Barry's Bar and Restaurant. Sports clubs in the area include Kilmore GAA Club and the All Blacks AFC.

Bridgetown is just 10 minutes from Bonds Lodge featuring an excellent mixed secondary school, a Centra supermarket for everyday shopping needs, and a fitness centre for those looking to stay active. If you're looking for more extensive amenities, Wexford Town is only a 20-minute drive away, offering a wide array of shops, services, and cultural attractions.

This area truly combines the best of coastal living with easy access to local conveniences and community facilities, making it an ideal location for families and individuals alike.



## ‘Bonds Lodge’, Libgate, Kilmore Quay, Co. Wexford

Bonds Lodge is a stunning property that has just been completely rebuilt and finished in 2024, now presented to the market in immaculate condition. Designed by the highly renowned Fergus Flanagan Architect, this exceptional home extends to an impressive c. 220 sq.m. / 2,368 sq.ft. and is set on a generous c. 0.22 hectare / 0.54 acre site.

The bespoke kitchen, handcrafted and fitted by Philip Cousins Carpentry, features elegant stone solutions quartz countertops. High-quality kitchen appliances from Joyces Electrical ensure that this space is both functional and stylish. The expansive kitchen island is fitted with a 5-ring induction hob. Bonds Lodge boasts an A3 BER, thanks to its energy-efficient air-to-water heating system and ground floor underfloor heating. Triple-glazed sash windows throughout the property enhance insulation and comfort.

As you enter, you'll be greeted by a striking feature natural stone wall in the hallway that elegantly surrounds the staircase, which features a glass panel finish for added sophistication. The ground floor includes one bedroom adjacent to a modern shower room, while upstairs, there are 3 ensuite bedrooms, two of which offer viewing balconies with sea views.

The heart of the home is undoubtedly the open-plan kitchen, living, and dining area, which flows seamlessly to the outdoors through French doors, leading to a granite-slabbed patio area complete with granite seating. This space benefits from a sunny westerly aspect, perfect for enjoying warm evenings dining al fresco. Double doors from the living room lead to a cosy sitting room with a vaulted ceiling. A circular stained-glass nautical window takes pride of place and pays tribute to the beautiful fishing village of Kilmore Quay, a mere stone's throw away. An inset solid fuel stove fitted by Robert Doyle features in the open plan living room.

The exterior of Bonds Lodge is adorned with vertical Cedral facade cladding, while a large detached block-built garage offers ample storage space and features an electric roller door. The property is accessed via an electric gate leading to an entrance driveway finished with 18mm chip, providing plenty of parking options alongside an extensive lawn area.

Attention to detail is evident throughout the home, highlighted by unique features such as two nautical round-pane windows in the sitting room and above the garage door. The interior boasts solid oak doors and stairwell finishes, complemented by elegant lighting sourced from Lumina Lighting and pelmet Venetian blinds throughout.

Furnished with beds in the upstairs bedrooms, couches in the living and sitting areas, and a dining table and chairs in the kitchen, this property is ready to welcome its new owners. Bonds Lodge is truly unique property, built and finished to exacting standards. Properties of this calibre rarely come to market, making it a dream permanent residence or holiday home retreat. This exquisite home represents a rare opportunity to own a home of the highest standards in this highly sought-after coastal location.













## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway	4.00m x 3.11m	Tiled floor, double height ceiling with feature brick wall and solid oak staircase to first floor.
Hallway	2.93m x 1.17m	Tiled floor.
Open plan Kitchen / Living / Dining Room	10.45m x 5.50m	Tiled floor, bespoke Philip Cousins Carpentry kitchen with extensive floor and eye level units, quartz countertop, quartz splashback, quartz windowsill, dual integrated Hotpoint ovens, integrated Hotpoint fridge freezer, Belfast sink, integrated Hotpoint washing machine, large island unit with quartz countertop, integrated induction hob, dual sliding doors to granite patio area, inbuilt solid Robert Doyle fitted stove with granite hearth and dual access doors into:
Sitting Room	5.62m x 4.74m	Laminate floor, triple aspect windows, triple Velux windows, vaulted ceiling and sailor's window.
Bedroom 4	3.75m x 3.42m	Laminate floor.
Shower Room	2.45m x 2.25m	Fully tiled, w.c., w.h.b., shower stall with pump shower and tiled surround.



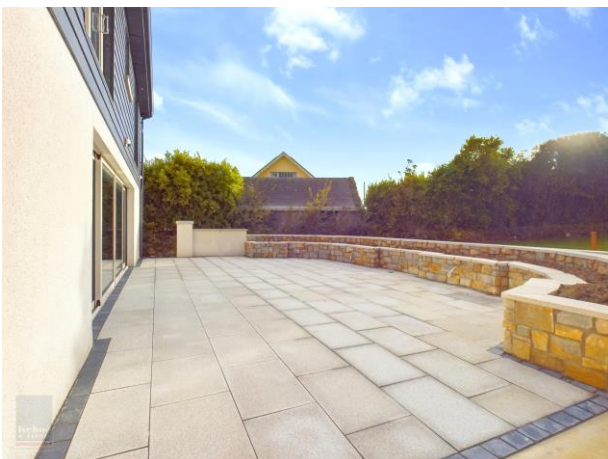


## ACCOMMODATION

### *First Floor*

Landing	2.97m x 1.19m	Laminate floor.
Hallway	6.62m x 1.17m	
Hotpress		With dual immersion
Bedroom 3	3.74m x 3.40m	Laminate floor and ensuite.
Ensuite	2.41m x 2.24m	Fully tiled, w.c., w.h.b., chrome towel rail, large shower stall and tiled surround.
Bedroom 2	4.32m x 3.56m	Laminate floor, Philip Cousins Carpentry built-in storage units, viewing balcony with sea views and ensuite.
Ensuite	2.34m x 2.08m	Fully tiled, w.c., w.h.b., chrome towel rail, shower stall with pump shower and tiled surround.
Master Bedroom	4.32m x 4.28m	Laminate floor, built-in Philip Cousins Carpentry wardrobe units, viewing balcony with views of the Saltee Islands and en-suite.
Ensuite	2.35m x 2.06m	Fully tiled, w.c., w.h.b., chrome towel rail, shower stall with pump shower and tiled surround

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





## Features

- Rebuilt and completed summer 2024
- Accommodation extending to c. 210 sq.m. / 2,260 sq.ft.
- Designed by Fergus Flanagan Architects
- Philip Cousins Carpentry kitchen
- Stone Solutions quartz countertops
- Solid oak doors and stairwell
- Natural stone feature wall in entrance hallway
- Circular stained-glass nautical windows
- Highest standards of quality and craftsmanship throughout
- Triple glazed sash windows
- A3 BER

## Outside

- Coastal location
- 700m to Kilmore Quay Beach
- c. 0.54 acre site
- Surrounded by excellent amenities
- Cut granite patio and seating area
- Viewing balconies
- Cedral façade cladding
- Natural stone finishes
- Cut granite capping
- Washed sand finished walls
- Detached garage
- Extensive lawn area

## Services

- Air to Water heat pump
- Septic tank
- ESB
- Mains Water
- Electric gate
- Fibre broadband available

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

**DIRECTIONS:** Eircode: Y35 WN15. 'For Sale' board.







Floor 0



Approximate total area<sup>(1)</sup>

118.3 m<sup>2</sup>

Reduced headroom

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1



Approximate total area<sup>(1)</sup>

79.72 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Building Energy Rating (BER): A3 BER No. 115216681**

**Energy Performance Indicator: 68.91 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

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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