

FOR SALE

AMV: €425,000

File No.d942. BK



Aughmore, The Ballagh, Co.Wexford

- Splendid 5-bed / 2-bath detached family home extending to c. 181 sq.m. / 1,948 sq.ft. presented to market in excellent condition.
- Just 15 minutes' drive from Curracloe's 'Blue Flag' beach and Raven Wood Nature Reserve, with nearby local villages and towns offering all essential amenities within minutes including national schools and sports clubs.
- Set on a c. 0.32 hectare / 0.79 acre site with sweeping countryside views, large front and rear lawns, mature hedging and an adjoining garage extending to c. 32 sq.m. / 344 sq.ft.
- Boasting a bright and spacious kitchen / diner bathed in natural light and a south-facing sunroom offering seamless access to the rear garden, perfect for summer gatherings.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen / dining room, sunroom, utility room, shower room, bed 4 and bed 5 / home office on the ground floor with 3 bedrooms and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Aughmore, The Ballagh, Co. Wexford

This wonderful property is set on an idyllic, mature site within 15 minutes' drive of Curracloe's 'Blue Flag' beach, Raven Forest, and north Wexford's wonderful coastline. Spoiled for choice, both The Ballagh and Screen villages are just 5 minutes' drive away catering for local needs such as primary school, convenience store, post office, health centre, pubs, The Ballagh AFC, etc. Both Wexford and Enniscorthy Towns are within 20 minutes' driving distance providing everything you need. Set on an expansive site extending to c. 0.32 hectares / 0.79 acres and surrounded by sweeping countryside, this property offers rural family living at its very best. There are large lawn areas to both the front and rear of the property with mature hedging and foliage offering privacy. The adjoining garage extends to c. 32 sq.m. / 344 sq.ft. providing ample additional storage space.

The property itself extends to c. 181 sq. m. / 1,948 sq. ft. incorporating 5 double bedrooms, two of which are on the ground floor. For those now working remotely the fifth bedroom could also lend itself perfectly as a home office. The spacious kitchen / diner benefits from splendid countryside views and double doors opening to the south facing sunroom with vaulted ceiling. French doors from the sunroom open to the rear garden area, tailor-made for summertime barbeques. The sitting room features an inset solid fuel stove to cosy up to during the colder winter nights. Two bathrooms and a utility room complete the accommodation. Built by its current owners in 2006, this property has been carefully maintained and cared for over the years. With spacious and flexible interiors, stunning countryside views and an expansive site, this property is a real gem. Viewing of this impressive family home comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	6.25m x 2.34m	Tiled floor, ceiling coving, centrepiece and staircase to first floor.
	2.97m x 1.23m	Tiled floor, ceiling coving and centrepiece.
Cloak / Boot Room		
Sitting Room	4.71m x 3.98m	Timber floor, inset solid fuel stove with granite hearth and granite surround, bay window, ceiling coving, centrepiece and integrated storage cabinets.
Bedroom 4	3.61m x 2.95m	Timber floor, ceiling coving, centrepiece and bay window.
Shower Room	2.40m x 2.25m	Fully tiled, w.c., w.h.b. and shower stall with Triton t90sr electric shower.
Bedroom 5 / Home Office	3.86m x 3.18m	Timber floor, ceiling coving, centrepiece and countryside views.
Kitchen / Dining Room	5.02m x 4.62m	Tiled floor, floor and eye level units, stainless steel sink, tiled splashback, integrated double oven, electric hob, extractor, integrated dishwasher, integrated microwave, integrated fridge freezer and countryside views. Double doors into:
Sunroom	5.52m x 3.48m	Tiled floor, triple aspect windows, vaulted ceiling, fitted window seat with storage underneath, countryside views and French doors to rear patio.
Utility Room	1.73m x 1.71m	Tiled floor, floor and eye level units with countertop space, tiled splashback and door to rear garden.
Walk-in Hotpress	1.77m x 0.89m	Timber floor.

First Floor

Landing	4.08m x 1.50m	Carpet floor and overhead skylight.
Bedroom 2	6.18m x 3.17m	Carpet floor, dual aspect windows and built-in wardrobe units.
Family Bathroom	3.71m x 1.66m	Fully tiled, w.c., w.h.b. and jacuzzi bath and Triton Novel SR electric shower.
Bedroom 3	3.74m x 2.97m	Carpet floor and dormer window.
Master Bedroom	4.13m x 3.00m	Carpet floor, dormer window and built-in wardrobe units.

Total Floor Area: c. 181 sq.m. / c. 1,948 sq.ft.



Features

- Excellent 5-bed family home
- Acc. extending to c. 181 sq.m. / 1,948 sq.ft.
- Flexible living accommodation
- Both The Ballagh & Screen villages within 5 minutes' drive
- Well-presented throughout
- Proximity to Wexford, Enniscorthy and Curragloe Beach

Outside

- Expansive lawn areas front and rear
- Tarmacadam entrance driveway
- Adjoining garage
- Mature site extending to c. 0.32 ha / 0.79 ac
- Scenic countryside views

Services

- Private well
- Septic tank drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y21 FY86. 'For Sale' sign









Building Energy Rating (BER): C1 BER No. 103521829

Energy Performance Indicator: 157.73 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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

