

FOR SALE

AMV: €575,000

File No.c108. BF



2 Shelmalier Commons, Forth Mountain, Barntown, Co. Wexford

- Superb detached family home nestled on the side of Forth Mountain with fabulous views over the surrounding countryside, out to sea and the Kerragh Islands off Bannow Bay. Accessible location 10 minutes N25, N11 and National Roads Network, 15 minutes Wexford Town and 20 minutes M11 Motorway.
- Enjoy all that nature has to offer with endless kilometres of forest and mountain trails to explore, access to the Three Rocks and Forth Mountain Trails is only 500m away. Excellent sports clubs, leisure facilities and horse-riding schools close by.
- Presented in pristine condition offering spacious accommodation sure to fulfil the needs of any growing family. Easy to maintain gardens with robotic lawnmower included, fabulous patio area with stunning countryside/sea views and hot-tub. Detached garage and separate paddock.
- Early viewing of this superb family home surrounded by the best that Nature and the Fabulous Wexford Countryside has to offer comes highly recommended, to arrange a viewing appointment contact Kehoe & Associates on 053-9144393.



Description: Superb detached family home nestled on the side of Forth Mountain with fabulous views over the surrounding countryside, out to sea and the Kerragh Islands off Bannow Bay. Access to the N25, N11 and National Roads Network is less than 10 minutes away, M11 motorway is only 20 minutes away. Wexford Town is only 15 minutes' drive and local primary schools at Barntown and Murrintown are less than 10 minutes away, it is on a bus route for secondary schools in Wexford Town.

Enjoy all that nature has to offer with endless kilometres of forest and mountain trails to explore, access to the Three Rocks and Forth Mountain Trails is only 500m away at Pennylands Carpark. There is a choice of successful sports clubs and leisure facilities in the immediate area. For anyone with an equestrian interest there is also a choice of horse-riding schools close by. Fabulous beaches including Rosslare Strand, Cullenstown Strand, Bannow Bay and the picturesque fishing village of Kilmore Quay are all less than 25 minutes away.

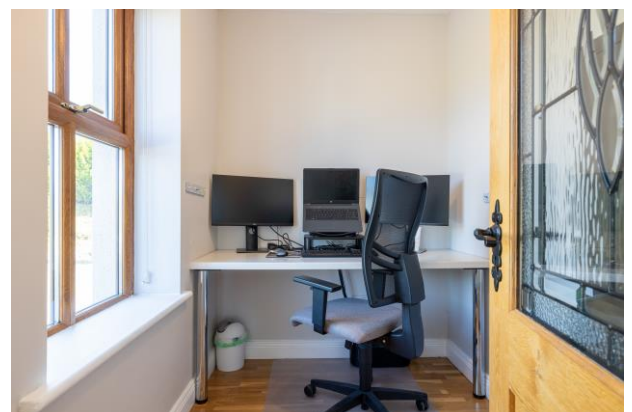


The property was constructed in 2008 and has been well maintained, it is presented to the market in mint condition throughout. Tastefully decorated in an attractive neutral pallet and finished to an exceptionally high standard with well-appointed fitted kitchen, timber flooring, quality tiling, contemporary bathrooms, Komandor fitted walk-in wardrobes and solid oak internal doors. The free-flowing accommodation is light filled and well laid out offering 3/4 spacious reception rooms and 4/5 generously proportioned double bedrooms (2 ensuite), family bathroom, guest toilet, office, dressing room and utility/boot room.

Entered via electronic gates with extensive graveled drive and forecourt offering ample parking. The landscaped gardens surrounding the property are simply laid out mainly in lawn with some feature natural stone outcrops. Grass cutting here will not be a concern to any potential purchaser as the robotic lawnmower is included in the sale. One is free to focus on relaxing in the hot-tub tucked in beside the natural stone rockery or some alfresco dining on the patio area while soaking in the magnificent views. Detached garage 5m x 4.6m with up and over door, power sockets and lights. There is also a separate paddock providing the ideal spot for a kitchen garden.









ACCOMMODATION

Ground Floor

Entrance Porch	2.00m x 1.48m	Travertine tiled floor.
Entrance Hallway	4.58m x 4.20m	Travertine tiled floor.
Sitting Room	5.15m x 4.85m	With solid fuel stove and timber floor.
Kitchen	7.00m x 7.63m (max)	With excellent range of built-in units, granite worktop, hob extractor double oven American style fridge freezer, dishwasher, breakfast bar / island unit with granite worktop, tiled floor and double doors to:
Sunroom	4.66m x 4.26m	With vaulted ceiling, tiled floor and French doors to outside.
Boot Room	3.98m x 2.52m	With excellent range of built-in storage presses, plumbing for washing, Mirco cement floor and door to outside.
Toilet	2.46m x 1.26m	With w.c., w.h.b., part tiled walls and tiled floor.
Play-Room / Bedroom 5	3.98m x 2.98m	With timber floor.





ACCOMMODATION

First floor

Spacious Landing	2.70m x 5.83m	With timber floor.
Hotpress		
Bedroom 1	4.84m x 3.26m	With timber floor, walk-in wardrobe and shower room ensuite.
Walk-in Wardrobe	2.00m x 1.50m	Komandor fitted walk-in wardrobes.
Shower Room	2.04m x 2.04m	Shower stall., vanity w.h.b., w.c., heated towel rail, Mirco cement walls and floor.
Ensuite		
Bedroom 2	4.07m x 3.55m	With timber floor.
Bedroom 3	3.54m x 4.43m	With timber floor and shower room ensuite.
Shower Room	2.55m x 1.46m	Fully tiled, shower stall, w.c. and w.h.b.
Ensuite		
Bathroom	2.82m x 1.77m	Bath with shower over, vanity w.h.b., w.c. and Mirco cement walls and floor.
Bedroom 4	4.86m x 4.06m	Komandor fitted walk-in wardrobe and timber floor.

Total Floor Area: c. 244 sq.m. / c. 2,626 sq.ft.





Features

- Superb family home
- High quality finish
- Excellent accommodation
- Stunning views
- Presented in mint condition
- Convenient accessible location

Outside

- 0.54 hectares/1.334 acres
- Electronic gates
- Gravelled drive and forecourt
- Paved patio area with hot-tub
- Detached garage
- Robotic lawnmower

Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH
- Alarm
- Fibre broadband

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

DIRECTIONS: Eircode: Y35 DF79





Building Energy Rating (BER): B2 BER No. 110210960

Energy Performance Indicator: 124.82 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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