

FOR SALE

AMV: €875,000

File No.D869.CWM



Charming Georgian Style Home: A Spacious Family Retreat in Scenic Crossabeg, Wexford

- Located within 8 minutes' drive of Wexford M11 motorway and 10 minutes' drive from Wexford Town.
- Set on c. 1.92 acres of landscaped gardens, with a decorative stone driveway and two grazing paddocks.
- Built in 2005, in pristine condition with 4 bedrooms, 4 bathrooms, extending to c. 308 sq.m. / 3,315 sq.ft.
- Accommodation comprises of entrance foyer, sitting room, dining room (second sitting room), kitchen / dining room, sunroom, office (5th bedroom) shower room, utility room. Upstairs large luxurious landing area with reading book overlooking the landscaped gardens, four bedrooms with two en-suites and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

Newcastle, Crossabeg, Co. Wexford Y35 VR02

Nestled just minutes from Wexford town and offering easy access to the N11 and M11, this exquisite Georgian-style home in Newcastle, Crossabeg, Wexford, marries classic elegance with modern comfort. Built in 2005, this expansive residence extends to c. 308 sq.m (3,315 sq. ft), providing a spacious haven for family living. Granite stone features and double-glazed sash windows add a touch of elegance.

As you step into the welcoming entrance foyer, you'll be enchanted by the timeless charm and attention to detail found throughout. The main floor boasts a variety of living spaces, including a luxurious sitting room with green decor and feature fireplace, large, splayed sash windows which draws your eye to the rich green landscape outside. A versatile dining room that could easily double as a second sitting room with open fireplace, and a spacious kitchen/dining room that opens through glass doors into a delightful sunroom the French doors lead to the perfectly positioned patio ideal for al-fresco dining. For those working from home or in need of extra space, the ground floor also features an office that can easily be converted into a fifth bedroom, accompanied by a convenient shower room and utility room.

The grandeur continues upstairs with a luxurious landing area, ideal for enjoying a good book while overlooking the beautifully landscaped gardens. The upper level is home to four generously sized bedrooms, soft wool carpeting, with two offering en-suite facilities, alongside a well-appointed family bathroom.

Set on approximately 1.92 acres, the property is enhanced by meticulously landscaped gardens and a decorative stone driveway, while two paddocks present the perfect space for ponies or donkeys. A large garage further complements this stunning abode, offering ample storage and functionality.

This property promises not just a home, but a lifestyle of elegance, comfort, and 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	9.13m x 3.37m	Tiled flooring throughout. Alarm, electric points. Double doors to
Sitting Room	4.47m x 4.41m	Solid timber floors and throughout, dual aspect with splayed windows overlooking front garden and side garden, feature fireplace with an impressive stone mantelpiece, tv points and electric points throughout.
Dining Room (Second Sitting Room)	4.48m x 4.45m	Timber flooring throughout, dual aspect with large splayed windows with window reveal displays overlooking front garden and large window overlooking side parking area, tv points and electrical points, feature fireplace with open fire and granite mantelpiece with open fire.
<i>From Entrance Hallway Door to:</i>		
Kitchen/Dining Area	7.65m x 4.42m	Tiled flooring throughout, solid fuel stove with redbrick stone surround and chimney breast elevated on a black granite tile. Built in cabinetry right and left of chimney breast and wall mounted cabinets displays. Large central island with breakfast counter and granite worktop and stainless-steel sink insert. Floor and eye level cabinets throughout with five ring induction electric hob with extractor fan and built in surround, double Bosch ovens underneath, ample space with drawers and cabinetry, Samsung fridge freezer with built in cabinetry, floor and eye level and pantry pull out drawers right and left with open wine rack display. Dual aspect dining area with dual aspect overlooking southerly position patio and large window overlooking rear paddocks.
<i>Double glass doors to leading through to:</i>		
Sunroom	4.18m x 4.10m	Timber flooring throughout. Large sash window surround with French doors leading out to cobble lock patio area, tv points and electric points.





ACCOMMODATION

From the Kitchen, door leading to:

Utility Room/Butlers 3.34m x 2.20m
Pantry

Tiled flooring throughout floor and eye level cabinets, ample worktop space, double drainer stainless steel sink and tile splashback throughout, Nordmende dryer and Bosch washing machine, window overlooking side garden, door leading out to rear garden.

From Central Hallway:

Boot Room Press

Shower Room 3.37m x 2.13m

Tiled flooring throughout, large shower with pressure pump shower valves and tile surround, w.h.b. with w.c.

From Central Hallway, glass door leading to:

Office/Gym/5th 4.42m x 4.04m
Bedroom

Timber flooring throughout, large window overlooking rear paddocks, tv points and electric points and broadband router.

From Central Hallway, mahogany staircase with Ulster velvet wood carpet runner to leading to:



ACCOMMODATION

Large Landing Space	9.08m x 3.51m	Ulster velvet wool carpet flooring throughout, beautiful wool Ulster velvet carpet, library area overlooking front garden with multiple aspects from the sash windows, large Velux window overhead and stairs to attic.
Principal Bedroom	4.51m x 4.48m	Ulster velvet wool carpet flooring throughout, Feature wallpaper dual aspect with sash windows overlooking front garden and side garden.
<i>Door leading throughout to:</i>		
Walk in wardrobe	3.14m x 2.21m	Ulster velvet wool carpet flooring throughout, open shelves and rails.
<i>Separate door from Bedroom to:</i>		
Large En Suite	3.12m x 2.18m	Tiled flooring, large open shower with tile surround and pressure pump system, Velux overhead, w.h.b with wall mounted mirror and cabinetry and w.c.
Bedroom 2	4.65m x 4.01m	Ulster velvet wool carpet flooring throughout, dual aspect with splayed sash window overlooking front garden and window overlooking side garden.
<i>Door to:</i>		
Walk in wardrobe	2.14m x 0.69m	Shelves and rails.
En suite	2.40m (max) x 1.51m	Tiled flooring, enclosed shower with tiled surround and glass doors, w.h.b with mirror and lighting overhead and w.c.
Bedroom 3	4.52m x 4.36m	Ulster velvet wool carpet flooring throughout, large window overlooking rear garden and paddocks (Girl).
Family Bathroom	4.36m (max) x 3.62m	Tiled flooring throughout, large open pressure pump shower, separate jacuzzi bath with chrome faucet and shower head, w.h.b with mirror and lighting over head and w.c., half wall tiled surround, large window overlooking rear garden and paddocks.
Hot-press		With open shelves and rails.
Bedroom 4	4.64m x 2.87m	Ulster velvet wool carpet flooring, large window overlooking rear garden and paddocks.
<i>Door to:</i>		
Walk in wardrobe	2.12m x 0.68m	Open shelves and rails. Ulster velvet wool carpet flooring.

Total Floor Area: c. 308 sq.m. (c. 3,315 sq.ft.)





Features

- Classic Georgian style
- Built in 2005
- 4 / 5 Bedrooms, 4 Bathrooms
- Extending to c. 308 sq.m / 3,315 sq. ft
- Spacious Family Home
- Ideally located just off the N11 and outside Wexford town

Outside

- Landscaped gardens
- Decorative stone driveway
- Granite stone features
- Two paddocks ideal for ponies or happy donkeys
- Site extends to c. 1.92 acres
- Large garage

Services

- Mains water
- Treatment Plant
- OFCH
- Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Building Energy Rating (BER): B3 BER No. 106455017
Energy Performance Indicator: 137.67 kWh/m²/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