

FOR SALE

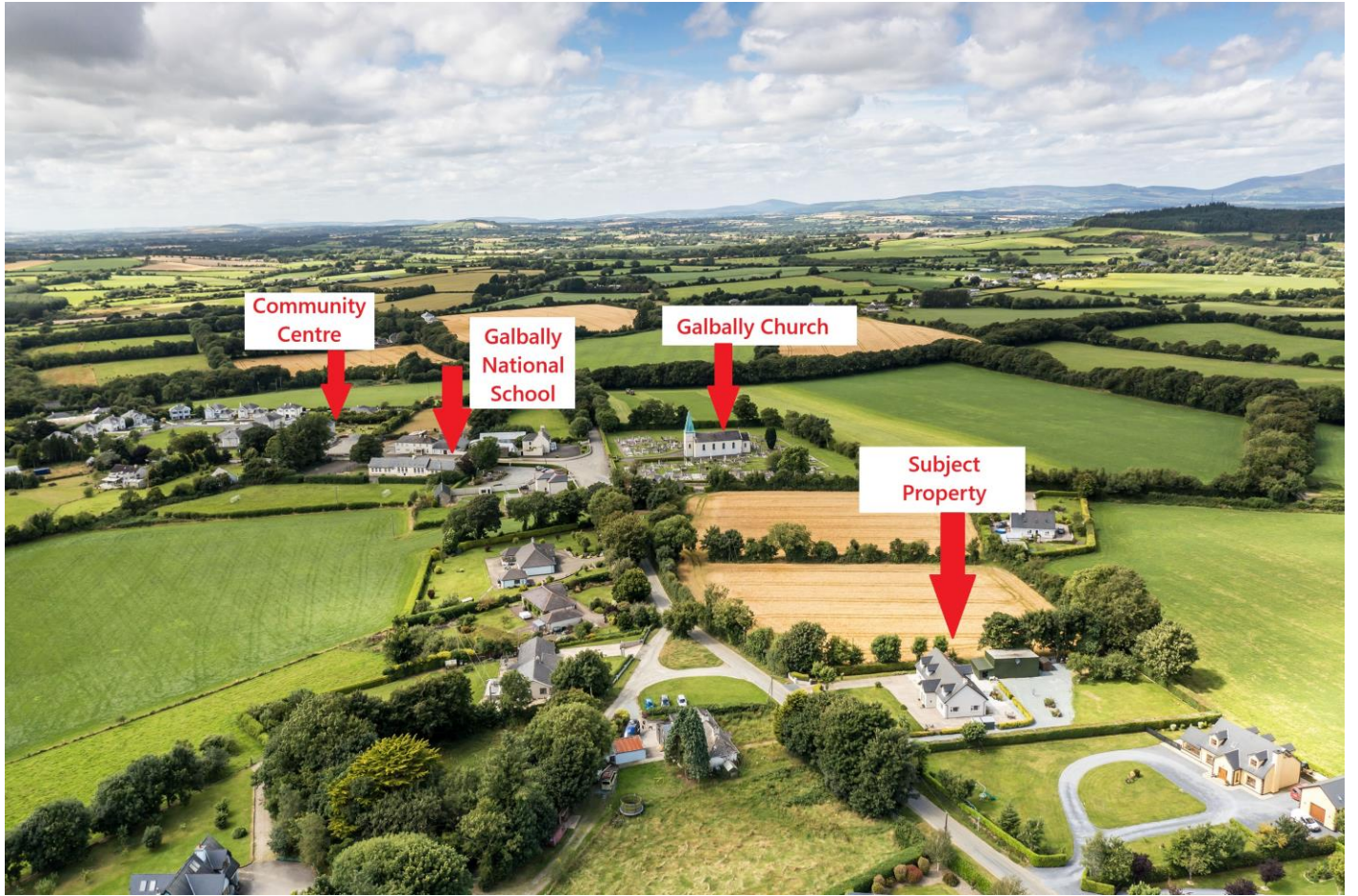
AMV: €450,000

File No.d595. BK



Galbally Village, Ballyhogue, Co. Wexford

- Stunning 4-bedroom family home extending to c. 205 sq.m. / 2,206 sq.ft. and set on a c. 0.64 acre site with picturesque countryside views.
- Rebuilt in 2008, this excellent property has undergone extensive renovations, including rewiring, replumbing, a new roof, a new septic tank, and insulated walls and floors.
- Additional upgrades in 2024 include cavity wall insulation and a new condensing boiler. The property now boasts an impressive B2 BER.
- Stylish and comfortable living throughout featuring an expansive entrance hallway with double height ceiling.
- Large shed with separate roadside access, perfect workspace for tradesmen or for storage, enhancing the property's functionality and appeal.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Galbally Village, Ballyhogue, Co. Wexford

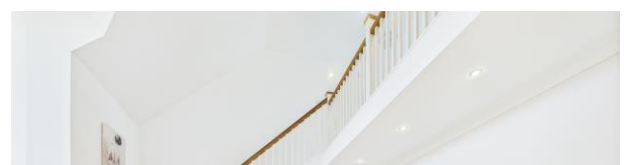
Situated in Galbally village, this wonderful family home is located approximately 20 minutes' drive from county towns Enniscorthy and Wexford, both offering a vast range of amenities and services. Galbally is a rural village central to Killurin, Bree, Ballyhogue and Adamstown. Local amenities include Galbally National School just 300m away, Galbally Sports & Leisure Club, and a church. Both Ballyhogue GAA Club and Adamstown GAA Club are in close proximity. This property is located 12km from the M11 motorway, connecting Wexford to Dublin.

This exceptional 4-bedroom property is nestled on a generous c. 0.64 acre site and boasts an impressive B2 BER rating, ensuring comfort and functionality throughout the year. Rebuilt in 2008, this home has undergone extensive renovations, including rewiring, replumbing, a new roof, a new septic tank, and insulated floors. In 2024, additional upgrades were made, including cavity wall insulation, a new condensing boiler, and a fresh coat of paint, making it move-in ready. Extending to c. 205 sq.m. / 2,206 sq.ft., the interior is thoughtfully designed and impeccably presented.

Upon arrival, the impressive entrance hallway boasts a double-height ceiling, exuding a sense of space and light as you enter. This area doubles as an additional formal dining area, creating a welcoming atmosphere and offering a great space for special occasions. The open-plan kitchen / dining and living area is flooded with natural light from triple-aspect windows. A solid fuel stove adds warmth and charm to this inviting space and double doors lead to the rear garden and patio area. The ground floor also includes two spacious double bedrooms (one ensuite), a family bathroom, a home office / gym, and a utility room for added convenience.

Upstairs, a spacious landing serves as a lounge area or TV room, where you can relax and enjoy sweeping views of the countryside. The master bedroom exudes luxury, featuring an ensuite bathroom and a walk-in wardrobe with ample storage space. The second upstairs bedroom also has an ensuite and ample built-in storage. The property boasts a large lawn area to the front and rear. There is a large shed at the rear of the property, accessible via a separate roadside entrance, making it perfect for tradesmen or as storage for boats, cars, and more. The shed's versatility with external vehicular space enhances the overall appeal of this wonderful home.

Located in close proximity to Galbally National School and the N25, this property offers the perfect blend of tranquillity and accessibility. With its tasteful decor, modern amenities, and excellent condition, this home is an ideal choice for families seeking a comfortable and stylish living environment. Contact us today to arrange a viewing and make this beautiful family home yours.





ACCOMMODATION

Ground Floor

Entrance Hallway 6.30m x 5.38m Solid timber floor, ceiling coving, recessed LED





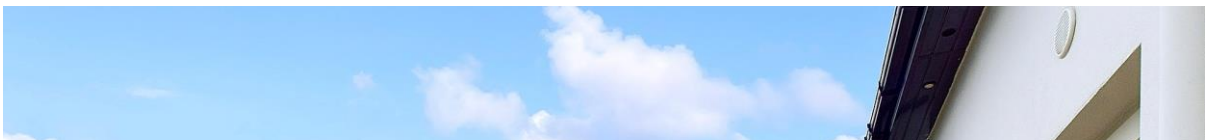






Features

- Most impressive family home
- Presented in immaculate condition throughout
- Short drive from Enniscorthy and
- Picturesque countryside setting





Building Energy Rating (BER): B2 BER No. 116634734

Energy Performance Indicator: 104.93 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.,

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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