

FOR SALE

AMV: €385,000

File No.E141. BK



1 Borrmount Village, Bree, Co. Wexford

- Beautifully presented 4-bedroom family home extending to c. 143 sq.m. / 1,539 sq.ft.
- Excellent commuter location with quick access to the M11 motorway, 10 minutes from Enniscorthy Town, 20 minutes to Wexford Town, and only 1 hour 10 minutes to South County Dublin.
- Situated within the exclusive and private Borrmount Village development of just nine detached homes, nestled amidst mature foliage and peaceful surroundings.
- Set on a generous c. 0.20 hectare / 0.49 acre site offering privacy, expansive lawns, mature boundaries and a westerly facing decking area.
- Bright and spacious accommodation with ground floor living options and tasteful interior finishes, presented in turnkey condition throughout.
- Fully refurbished kitchen and island unit together with new flooring and carpets fitted since January 2024.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Location

No.1 Borrmount Village enjoys a prime setting within a private development of just nine detached homes, surrounded by mature foliage and peaceful countryside. This highly convenient location is just 10 minutes from Enniscorthy Town with its full range of shops, restaurants, schools, medical services and sporting facilities available. Additionally, Wexford Town is only 20 minutes away. This location benefits from easy access to the M11 motorway, making South Dublin accessible within approximately 1 hour and 10 minutes, and Dublin Airport in just 1 hour and 35 minutes. The Wexford Bus 740X offers a direct service to Dublin Airport from the nearby village of Oilgate, where parking is available at the local church. Rosslare Europort is only 30 minutes away.

The village of Bree is only 5 minutes away where amenities include Bree National School, community centre, tennis courts and Ballyhogue GAA Club, adding to the excellent family-friendly credentials of this setting. Further amenities in this area include Enniscorthy Golf Club and Monart Destination Spa (both less than 10 minutes away), and Top Oil Tomnalosset Service Station is just 5 minutes away. Families are exceptionally well catered for with a strong selection of both primary and secondary schools in Enniscorthy, including St. Aidan's Primary School, St. Mary's CBS, and Coláiste Bride Secondary School, among others. This tranquil yet highly accessible location offers all the benefits of country living without compromising on daily convenience.



1 Borrmount Village, Bree, Co. Wexford

Tucked away in an exclusive enclave of just nine detached properties, No. 1 Borrmount Village offers a rare combination of seclusion, space, and convenience in the heart of County Wexford. No. 1 is a beautifully presented detached family home set on a private plot extending to approximately 0.20 hectares / 0.49 acres. The property enjoys an idyllic setting, where a strong sense of community has flourished amongst residents.

The house has been meticulously maintained and thoughtfully upgraded by its current owners. A full kitchen refurbishment was completed in January 2024, introducing a stylish new kitchen with island unit, integrated appliances. New flooring and new carpets have also been fitted, ensuring the property is presented in truly turnkey condition. Internally, the layout is both functional and family-friendly. A welcoming entrance hall with elegant wall panelling sets the tone, leading into the cosy kitchen and living area featuring a raised open fireplace. The living area flows seamlessly through an open archway into the dining area, where French doors open to the garden. The ground floor also features two generously proportioned double bedrooms, including one with a Jack & Jill en-suite that conveniently doubles as a guest W.C. A notable highlight is the fourth bedroom, which benefits from direct access onto a westerly-facing patio and decking area, offering a peaceful outdoor retreat ideal for al fresco dining and entertaining.

Upstairs, two further double bedrooms and a well-appointed family bathroom complete the accommodation, with all bedrooms offering excellent proportions and ample storage space. Externally, the approach to Borrmount Village is particularly striking, with an avenue lined on both sides by mature apple trees that yield a healthy harvest each year. The expansive gardens surrounding the property offer excellent privacy, extensive lawns, mature boundaries, and ample safe space for children to play. The current vendors successfully work from home, supported by high-speed internet connectivity, further underlining the versatility and modern comforts of this superb home. Viewing of this fabulous property comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	6.67m x 1.88m	Laminate flooring, wall panelling and stairwell to first floor.
Storage Press		
Kitchen / Living Room	6.59m x 4.66m	Laminate flooring, wall panelling, fitted kitchen with floor and eye level units, stainless steel sink, integrated fridge freezer, integrated microwave, integrated oven, integrated dishwasher, tiled splashback, kitchen island unit with electric hob and overhead extractor, open fireplace with granite hearth and brick surround. Open arch into:
Dining Room	4.58m x 2.78m	Laminate flooring, triple aspect windows and French doors to garden area.
Master Bedroom	3.87m x 3.49m	Carpet flooring and door into:
Jack & Jill Ensuite / Guest W.C.	3.28m x 1.89m	Laminate flooring, wall panelling, w.h.b. with vanity unit, w.c., shower stall with Triton AS2000XF electric shower with tiled surround, plumbed for washing machine and dryer.
Bedroom 4 / Home Office	4.86m x 2.96m	Carpet flooring and external door to decking area.

First Floor

Landing	1.89m x 2.16m	Carpet flooring.
Bedroom 2	4.67m x 4.06m	Carpet flooring.
Family Bathroom	2.98m x 1.89m	Lino flooring, wall panelling, bath, w.c., w.h.b. with vanity unit, shower stall with Triton AS2000XF and tiled surround.
Bedroom 3	4.07m x 3.97m	Carpet flooring.

Total Floor Area: c. 143 sq. m. / c. 1,539 sq. ft.





Features

- Wonderful 4-bed / 2-bath family home
- Acc. extending to c. 143 sq.m. / 1,539 sq.ft.
- New kitchen, flooring & carpets fitted since January 2024
- Elegant wall panelling and tasteful finishes throughout
- 4 well-proportioned double bedrooms
- Presented in immaculate turnkey condition

Outside

- Exclusive development of just 9 detached homes
- Expansive lawn area and mature boundaries
- Westerly-facing decking
- Private, secluded setting offering complete privacy
- Site extending to c. 0.20 hectares / 0.49 acres
- Attractive apple tree-lined entrance into Borrmount Village
- Extremely safe outdoor space for children.

Services

- O.F.C.H.
- Smart home heating management app
- Septic tank drainage
- Mains water
- High speed fibre broadband available

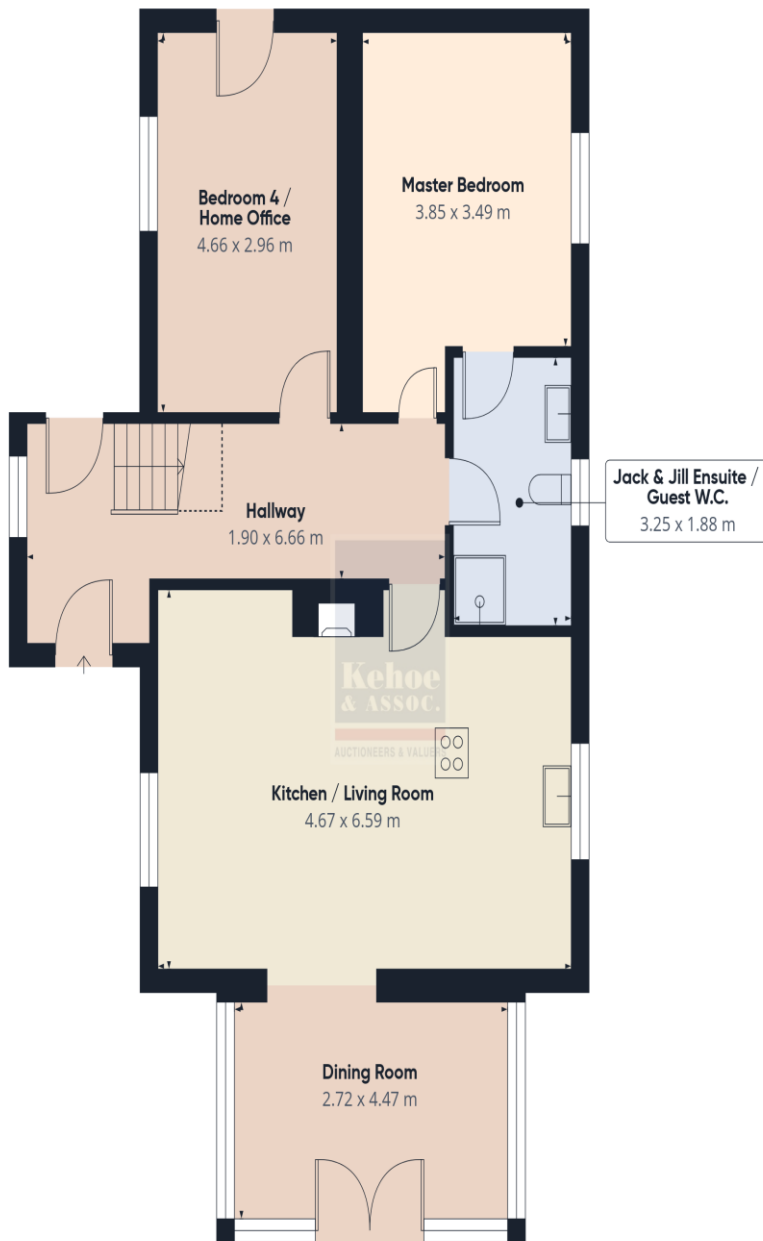
NOTE: All carpets, curtains, blinds and light fittings are included in the sale. All other Items of furniture can be negotiated at an additional cost.

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

DIRECTIONS: From Dublin or Wexford Town, take the R772 at the M11/N11 roundabout junction, after 1.5km turn left onto the L2050 crossing over Edermine Bridge. Continue along for 1.5km and then turn right into Borrmount Village.

From Enniscorthy Town, take the R772 towards Wexford. After approximately 5.5km, turn right onto the L2050 crossing over Edermine Bridge. Continue along this road for 1.5km then turn right into Borrmount Village. Continue to the roundabout within Borrmount Village and No. 1 is the second property on the left-hand side. **Eircode: Y21 PK65**





Floor 0



Approximate total area⁽¹⁾

91.3 m²

Reduced headroom

1.3 m²

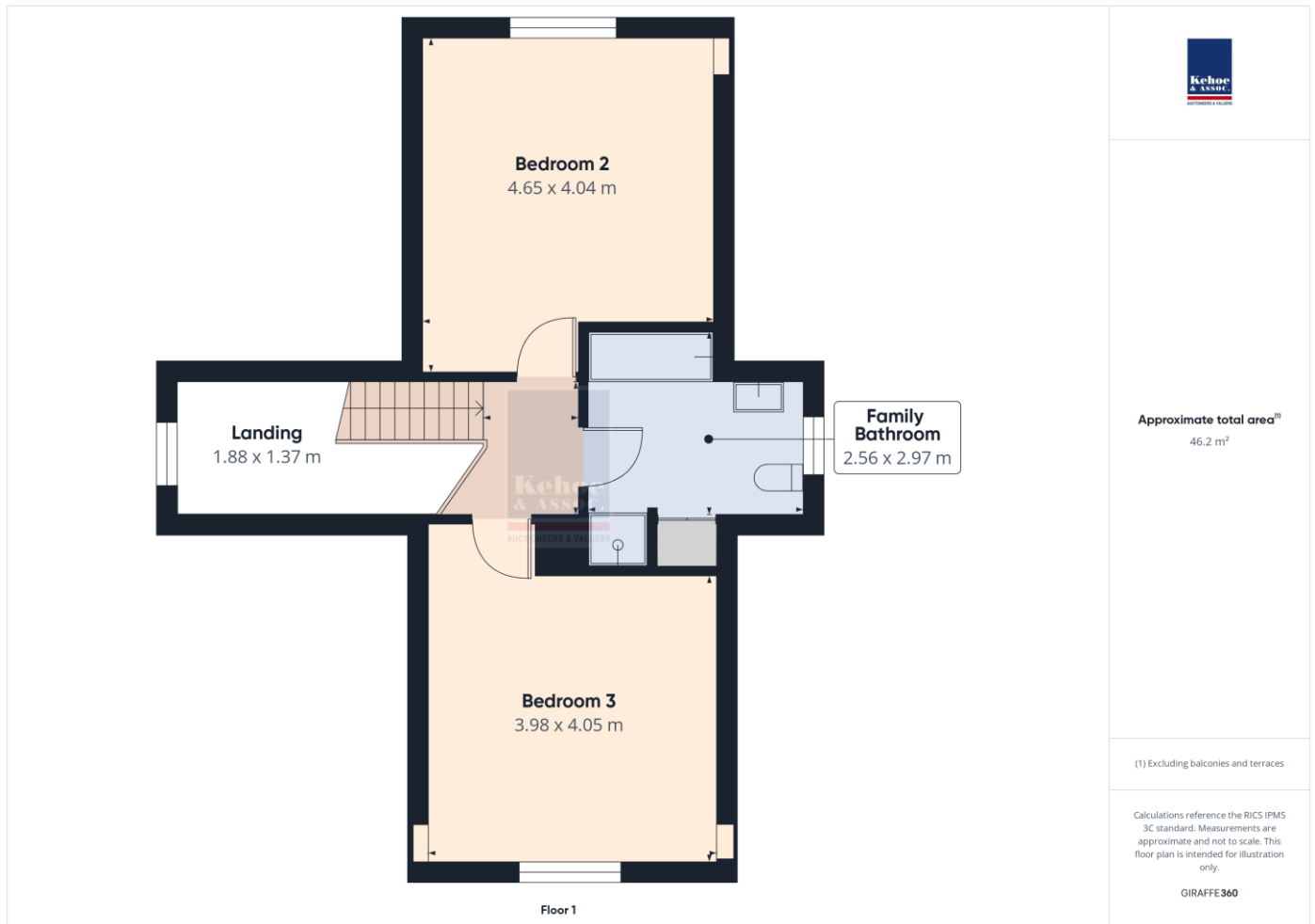
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Building Energy Rating (BER): C2 BER No. 105200117

Energy Performance Indicator: 181.68 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