

FOR SALE

AMV: €475,000

File No.D985.CWM



Robinvale, Rathangan, Duncormick, Co. Wexford Y35 TK26

- **Prime Location** – Peaceful Rathangan village with local amenities, just minutes from Wexford Town; excellent transport links to Dublin Airport and Rosslare Europort; close to Ballyhealy, Kilmore Quay, Carne, and Rosslare beaches.
- **Exceptional Family Home** – Built in 2006 on c. 0.69 acres, extending to c. 196 sq.m., with 4 bedrooms, 4 bathrooms, and finished to the highest standards.
- **Bright & Spacious Living** – Light-filled interiors with versatile living spaces; a central kitchen/dining area flows into a large sunroom, ideal for family life and entertaining.
- **The accommodation comprises of an entrance hall, sitting room, kitchen / dining room, sunroom, utility room, guest w.c and ground floor bedroom with ensuite** Upstairs is three further large bedrooms with a master ensuite & family bathroom.
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

Robinvale, Rathangan, Duncormick, Co. Wexford Y35 TK26

*Kehoe & Assoc. is proud to present “Robinvale”
An Exceptional Family Residence on c. 0.69 Acres*

Located in the peaceful village of Rathangan, the property offers all the charm of country living with essential local amenities close by, including a church, primary school, pub, restaurant, takeaway, and GAA club. Wexford Town, less than a 20-minute drive, provides a wider range of shops, schools, and restaurants. Excellent transport links include the N/M11 and N25, placing Dublin Airport within two hours and Rosslare Europort just 20 minutes away. The home is also conveniently close to some of Wexford’s most renowned beaches, including Ballyhealy, Kilmore Quay, Carne, and Rosslare.

Set on beautifully landscaped grounds, “Robinvale” is an impressive family home built in 2006 that combines generous proportions with meticulous attention to detail and superior craftsmanship. The property is approached via a sweeping driveway, framed by mature gardens, offering both privacy and a sense of arrival.

Designed with modern family living in mind, the home is flooded with natural light and thoughtfully laid out to provide a balance of shared living areas and private spaces. At the heart of the residence lies the spacious kitchen/dining room, which enjoys light from multiple directions and flows seamlessly into a large sunroom. Bright and airy, this space creates the perfect setting for relaxation and family gatherings.



Accommodation is well-appointed throughout, with four generously sized bedrooms. Two bedrooms benefit from en-suite bathrooms, catering to the needs of a growing family. The sunroom opens directly onto expansive, south-facing gardens—an ideal setting for outdoor entertaining, whether hosting summer barbecues or enjoying a quiet morning coffee. A substantial storage shed provides excellent versatility, suitable for vintage car or boat storage, or as a superb workshop.

“Robinvale” represents a rare opportunity to acquire a truly exceptional family home in a highly desirable location.

For further details or to arrange a viewing, please contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	4.16m x 2.99m	Tiled flooring throughout, ample space under staircase for further storage.
Sitting Room	5.91m x 4.47m	Solid timber floors throughout, feature bay windows overlooking front gardens, Henley stove with granite tile hearth and timber mantelpiece, tv points and electrical points.
Kitchen/Dining Room	7.59m x 3.82m	Tiled flooring throughout, newly installed kitchen with island and ample floor and eye level cabinets, quartz counter tops throughout, quartz cut drainer leading to stainless steel Teka sink under large window overlooking rear garden, quartz splashback, built in Whirlpool oven, built in Whirlpool microwave, built in bin storage, built in Whirlpool dishwasher, a Bosch four ring gas hob under extractor fan and display cabinetry, double Siemens fridge freezer and larder pantry drawers with wine rack overhead, ample space for dining area with second window overlooking rear garden.

Glass timber doors leading through to:





ACCOMMODATION

Sunroom	3.96m x 3.85m	Tiled flooring throughout, built in alcove, open shelves, glass surround and apex cladded roof over head and recess lights surround and feature chandelier. Beautiful views of front and rear gardens, French doors leading to south facing rear garden.
Utility Room	3.78m x 2.04m	Tiled flooring throughout, newly installed built in floor and eye level cabinets with open shelves and ample worktop space, newly installed space heating with zoned EPH system supporting oil fired burner, built in Indesit washing machine and Beko dryer, tall storage space.
Guest Bathroom	1.68m x 1.56m	Tiled flooring, newly installed w.h.b with built in cabinetry underneath, half wall panel surround and w.c.

From the entrance hall door to:

Ground Floor Bedroom	4 4.16m x 3.77	Carpeted flooring throughout, two windows overlooking front gardens and driveway.
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Door leading through to:

En suite	2.09m x 1.66m	Tiled flooring, enclosed pressure pump shower with tile surround, half wall tile surround w.h.b with mirror and lighting overhead and w.c.
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Timber carpeted staircase with mahogany hand ail leading to:





ACCOMMODATION

First Floor

Landing Area	4.82m (max) x 4.30m	Carpeted flooring throughout, dormer bay window overlooking from gardens and rolling countryside views. Hot-press with insulated tank and ample open shelves for storage space.
Master Bedroom	4.90m x 4.53m	Carpeted flooring throughout, built in slide robes, two windows overlooking front garden and driveway with rolling countryside views
Ensuite	2.18m x 1.93m	Tongue and grooved flooring, enclosed shower with floor to ceiling tile surround, Triton T90sr electric shower, Velux overhead, w.h.b with tiled splashback with mirror and lighting overhead and w.c.
Bedroom 2	6.95m (max) x 3.79m	Dual aspect with dormer bay window overlooking from garden, driveway and rolling countryside view & large window overlooking rear garden. Hatch to further eaves storage.
Family Bathroom	2.97m x 2.58m	Tongued and grooved floors, bath with half tile surround, separate shower enclosed with floor to ceiling tile surround and Triton pressure pump power shower, w.h.b with tiled splashback and wall mounted mirror with cabinetry overhead and w.c.
Bedroom 4	4.51m x 3.43m (max)	Carpeted flooring, built in wardrobes, large window overlooking rear gardens and rolling countryside hill views and further storage to attic eaves, tv points and electrical points.

Total Floor Area: c. 196 sq.m / 2,110 sq.ft





Features

- Built in 2006
- 4 bedrooms, 4 bathrooms
- Detached family home
- Extending to c. 196 sq. m.

Outside

- Landscaped gardens extending to c. 0.69 acres
- Large south facing gardens
- Gated entrance
- Large storage or workshop extending to c. 9mtrs x 5mtrs
- Separate garage c. 4.5mtrs x 4.34mtrs with double door access and further storage in the loft accessed via stairs.

Services

- Mains water
- Bio Crete Treatment Plant
- OFCH
- Solid fuel stove in sitting room
- Fibre 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.

Directions: Eircode: Y35 TK26











Building Energy Rating (BER): B3 BER No. 105235402
Energy Performance Indicator: 148.09 kWh/m²/yr

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

Sales Agent

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