

# FOR SALE

AMV: €395,000

File No. E194.BK



## “Laurel Lodge”, Carrick, Bannow, Co. Wexford

- Presented in immaculate condition throughout, “Laurel Lodge” extends to c. 123 sq. m. / 1,324 sq. ft. boasting 4 bedrooms, 2 bathrooms, beautifully landscaped gardens and a most impressive B2 energy rating.
- Situated in Carrig-on-Bannow Village just 300m from Danescastle National School and within walking distance of fantastic local amenities including a café, takeaway, pubs, laundrette, and a fitness centre.
- Landscaped low-maintenance garden area featuring a detached garage extending to c. 35 sq. m. / 377 sq. ft. and plumbed for a w.c. offering excellent conversion potential.
- Superb coastal location within easy reach of Wellingtonbridge, Cullenstown Beach, and Bannow Bay with stunning sea and countryside views from the master bedroom balcony stretching from Carnsore Point to the Saltee Islands.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

“Laurel Lodge” is located in the picturesque coastal village of Carrig-on-Bannow, a charming and historic area on County Wexford’s south coast. The village enjoys a strong sense of community and offers an excellent range of amenities including Danescastle National School, Carrig-on-Bannow Community Centre, St Marys Church, The Red Door Café, two pubs, Moore Fitness, Sharky’s Fish & Chips, a laundrette and a convenience store.

Sports enthusiasts will appreciate the nearby Bannow-Ballymitty GAA Club and Corach Ramblers FC, while beach lovers are spoilt for choice with Cullenstown Beach, Bannow Bay, and Blackhall Beach all just a short drive away.

The property is within easy reach of Wellingtonbridge, which provides further amenities including a supermarket, pharmacy, service station and hardware store. Wexford Town lies approximately 25 minutes’ drive away, while New Ross and Waterford City are also easily accessible via the R733. This is an idyllic coastal setting offering a perfect blend of countryside tranquillity and village convenience.



## “Laurel Lodge”, Carrick, Bannow, Co. Wexford

Presented in immaculate condition throughout, “Laurel Lodge” is a beautifully presented family home extending to c. 123 sq. m. / 1,324 sq. ft. and boasting a most impressive B2 energy rating. The property has been thoughtfully designed and carefully crafted to take full advantage of its elevated setting and sweeping views over South County Wexford, stretching as far as Carnsore Point and the Saltee Islands.

The ground floor accommodation comprises an open-plan kitchen, dining, and living room — a bright, welcoming space featuring an insert solid fuel stove and sliding doors leading to the rear garden. The kitchen enjoys a contemporary design with soft tones and an abundance of natural light. Also on the ground floor is a utility room, main bathroom, and two bedrooms, one of which can serve as a second lounge or home office. Upstairs, the master bedroom enjoys a private balcony with panoramic countryside and coastal views, alongside a modern shower room and a guest bedroom.

Externally, the property features a beautifully landscaped, low-maintenance garden with a small lawn area, decorative stone detailing and attractive planting, creating a tranquil and private outdoor space. The detached garage, extending to c. 35 sq. m. / 377 sq. ft., provides excellent storage or hobby space. It is also plumbed for a W.C. offering conversion potential. The gravel driveway provides generous parking. Viewing of this wonderful home comes highly recommended.









## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	4.16m x 2.00m	Laminate flooring and staircase to first floor.
Open Plan Kitchen / Living / Dining Room	7.37m x 4.30m	Laminate flooring, fitted kitchen with electric oven, hob, extractor fan, sliding door to rear garden, Henley insert solid fuel stove and hotpress.
Utility Room	2.05m x 1.51m	Laminate flooring, plumbed for washing machine and door to rear garden.
Bedroom 4 / Lounge	4.16m x 2.94m	Laminate flooring.
Bedroom 3	4.10m x 3.32m	Laminate flooring.
Bathroom	2.15m x 2.01m	Tiled flooring, w.c., w.h.b., bath with mixer taps and tiled surround.

### ***First Floor***

Landing	4.54m x 1.09m	Laminate flooring.
Bedroom 2	4.16m x 3.35m	Laminate flooring.
Shower Room	2.90m x 1.78m	Tiled flooring, w.c., w.h.b., shower stall with Triton T90sr electric shower and tiled surround.
Master Bedroom	5.00m x 4.32m	Laminate flooring and door to balcony.

**Total Floor Area: c. 123 sq. m. / c. 1,324 sq. ft.**





## Features

- 4-bed / 2-bath family home
- 300m from Danescastle National School
- Acc. extends to c. 123 sq. m. / 1,324 sq. ft.
- Presented to market in immaculate condition
- B2 energy rating
- Balcony off master bedroom with sea and countryside views

## Outside

- Detached garage extending to c. 35 sq. m. / 377 sq. ft.
- Low-maintenance garden with lawn area
- Beautiful planting and decorative stone detailing
- Ample parking
- Peaceful coastal location close to village amenities
- 3.5km to Cullenstown Beach

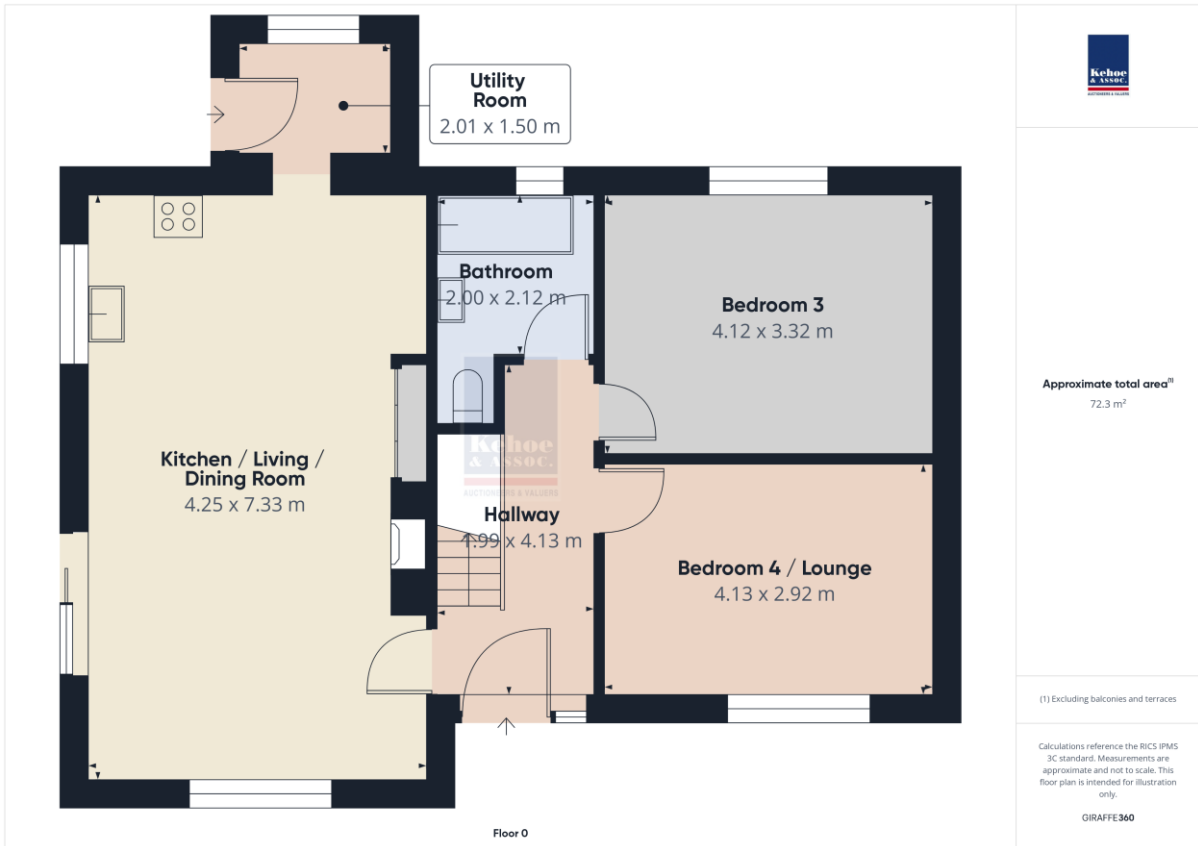
## Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

**DIRECTIONS:** From Wexford Town, proceed out the R733 New Line Road until you reach Wellingtonbridge and turn left immediately after the service station. Continue towards Carrig-on-Bannow for 4km then turn left at the T-junction. Continue for 1.1km and turn right before Sharky's Fish & Chips. Laurel Lodge is located 150m down this road on the right-hand side.

**Eircode: Y35 DH30**





**Building Energy Rating (BER): B2 BER No. 118884808**

**Energy Performance Indicator: 106.8 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

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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

