

# FOR SALE

AMV: €415,000

File No. E176.CM



## Whitemill, Newline Road, Wexford

- Detached bungalow on a private elevated site extending to 0.52 acres.
- Approx. 155 q. m. / 1,668 sq. ft. of flexible and well-laid out accommodation.
- Five bedrooms, including master en-suite. Two reception rooms.
- Mature curved driveway, extensive parking & beautiful landscaping.
- Useful outbuildings: utility area, fuel store, W.C., greenhouse & more.
- Walking distance to shops, schools, Whitford Hotel & all town amenities.
- Highly sought-after location offering privacy within minutes of Wexford Town.
- Accommodation briefly comprises: Entrance hall, sittingroom, livingroom, kitchen/diningroom, Five bedrooms (one en-suite), family shower room, study/home office at 1st floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## Location

Positioned along the highly regarded Whitemill / Newline Road, this property enjoys one of Wexford's most convenient residential settings. Its private, elevated site offers remarkable seclusion and a countryside feel, while remaining only moments from the heart of Wexford Town. There are excellent views to the front. Mature landscaping, established neighbouring homes, and the quiet nature of the road lend an atmosphere of privacy and calm rarely found so close to town.

A superb selection of everyday amenities is located within easy reach. The property is ideally placed within walking distance of Saint Aidan's Crescent Shopping Centre, including SuperValu, and other essential services. The Whitford House Hotel is close by, offering leisure facilities, dining options, and a relaxing social environment. This blend of convenience and tranquillity makes the area especially attractive for families and those seeking a quality lifestyle.

Education options are excellent, with both primary and secondary schools nearby, including the new Loreto Secondary School, all accessible within a short walk. Sporting and recreational facilities are also close at hand, reinforcing the property's appeal for active households. Wexford Town Centre is easily accessed, providing a full array of retail, entertainment, cultural, and professional services.

Detached homes with large private sites within such close proximity to Wexford Town are increasingly rare. This mature and well-established area offers the best of both worlds—peace, space, and privacy combined with outstanding convenience. With its elevated setting and excellent connectivity, the location will undoubtedly appeal to those seeking comfort, ease of living, and convenience.





# Whitemill

## Newline Road, Wexford

**Description:** Set on a generous 0.52 acre private elevated site, this detached bungalow extends to approximately 155 sq.m / 1,668 sq.ft and provides excellent accommodation with a layout ideally suited to both family living and those seeking flexible space. Mature boundaries, curved driveway access, and beautiful plantings create a welcoming first impression, reinforcing the secluded and peaceful nature of the setting.

The home offers five bedrooms, including a master bedroom with en suite, making it well-suited to a growing family or those requiring additional space for guests, home offices, or hobbies. The layout is practical and efficient, with well-proportioned living spaces and a comfortable balance between private and shared areas. There are large windows to the front, making the most of the view.

Externally, the property enjoys impressive functional outbuildings and service areas. Vehicle access to the side provides convenience, while the range of structures—including a utility area, fuel store, WC, and greenhouse—adds versatility and tremendous storage capacity. The grounds include a wide variety of mature plants, shrubs, and trees, creating a garden that is both attractive and easy to appreciate year-round.

While enjoying a countryside atmosphere, the home is connected to essential modern conveniences including uPVC double glazing and oil-fired central heating, and the property is presented generally in good order throughout. With its privacy, exceptional space, and close proximity to Wexford Town, this residence represents a truly rare opportunity to acquire a unique home in a location that offers both serenity and convenience.





### **ACCOMMODATION**

Entrance Hallway	4.26m x 2.67m	
Reception Room 1	4.73m x 3.55m	With open fireplace and tiled surround.
Kitchen / Diner	4.09m x 3.58m	With fitted kitchen, wall and floor units, extensive storage, stainless steel sink unit, tiled floor and splashback.
Rear Porch	1.47m x 0.93m	With tiled floor and door to outside.
Shower Room	2.41m x 1.82	With w.c., vanity unit with w.h.b., walk-in shower stall with Triton power shower and tiled floor to ceiling in wetroom format.
Reception Room 2	4.50m x 3.50m (approx.)	Feature fireplace with cast iron and tiled inset with hardwood surround.
Bedroom 1	3.50m x 3.90m	With ensuite.
Ensuite	1.89m x 1.64m	With w.c., w.h.b. and shower stall with mains shower.
Bedroom 2	3.83m x 2.94m	With fitted wardrobes and shelves.
Bedroom 3	3.34m x 2.40m	With fitted wardrobes.
Bedroom 4	3.43m x 2.66m	With fitted wardrobes.
Bedroom 5	5.33m x 3.91m	With fitted wardrobes.
<b><i>Steeps leading to:</i></b>		
Attic Room 1	3.93m x 2.76m	
Attic Room 2	1.92m x 1.39m	Access to attic storage.

**(G.I.A) Gross Internal Floor Area c. 155 sq. m. / 1,668 sq. ft.**

### **Outbuildings**

Workshop	7.95m x 2.66m	
Utility Area	2.12m x 2.00m	
Storeroom	4.71m x 2.57m	With open side
Fuel Store	4.68m x 3.30m	(Including W.C)
Extensive Green House	11.00m x 4.00m (Approx)	
Boiler House		









### Features

- Walking distance to all amenities
- Excellent location, close to town centre
- Presented in good condition
- Ideal family home extending to c. 155 sq. m.

### Outside

- Tarmacadamed curbed driveway
- Gardens in lawn
- Large patio area
- Various outbuilding inc. utility area, fuel store, w.c.
- Large greenhouse

### Services

- Mains water
- Mains sewerage
- ESB
- OFCH
- uPVC double glazed windows

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

**DIRECTIONS:** Eircode Y35 A2F7



Floor 0

**Building Energy Rating (BER): G BER No. 118659648**  
**Energy Performance Indicator: 567.5 kWh/m<sup>2</sup>/yr**

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

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