

FOR SALE

AMV: €365,000

File No.E354.CWM



“Forest Edge”, Battlestown, Ramsgrange, Co. Wexford Y34 FD99

- Built in 2003, Forest Edge extends to c. 135 sq.m (1,453 sq.ft) and offers a well-proportioned four-bedroom detached home set on a generous private site c. 0.81 acres.
- Situated in a peaceful rural setting at Battlestown, the property is just minutes from Ramsgrange village in South County Wexford, offering a quiet countryside lifestyle while remaining close to local amenities.
- The home is ideally positioned close to some of South Wexford’s most scenic coastline, with beautiful beaches such as Duncannon, Baginbun Beach and Carnivan Beach only a short drive away.
- The accommodation comprises of: Entrance hall, cloakroom, large kitchen/ dining, sitting room with wood stove. Utility, hot-press with insulated tank, family bathroom, four bedrooms with master ensuite.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



“Forest Edge”, Battlestown, Ramsgrange, Co. Wexford Y34 FD99

Forest Edge is an attractive and well-presented four-bedroom detached residence set in a peaceful rural setting just outside the charming village of Ramsgrange in South County Wexford. Built in 2003 and extending to approximately 135 sq.m (1,453 sq.ft), this spacious family home stands on a generous site of approximately 0.81 acres, offering privacy, mature gardens and ample outdoor space while remaining within easy reach of local amenities and the stunning Wexford coastline.

The accommodation is bright, well-proportioned and ideal for modern family living. A welcoming entrance hall leads to the main living spaces including a comfortable sitting room featuring a wood-burning stove, creating a warm and inviting focal point. The large kitchen and dining area forms the heart of the home and provides excellent space for family gatherings and entertaining. Additional practical spaces include a utility room and a hot-press with insulated tank. The property offers four well-sized bedrooms, including a master bedroom with ensuite, together with a family bathroom. A cloakroom off the entrance hall completes the accommodation.



The property enjoys a tranquil countryside setting while remaining conveniently located close to the village of Ramsgrange, a welcoming coastal community offering local shops, cafés, a primary school, secondary school, church and sporting facilities. The nearby seaside villages of Duncannon (approx. 7 minutes) and Fethard-on-Sea (approx. 10 minutes) provides further amenities including restaurants, and pubs. Some of Wexford's most beautiful beaches are within easy reach, including Baginbun Beach and Carnivan Beach, both approximately 10–15 minutes away, offering spectacular coastal walks and water activities. The historic harbour town of New Ross is approximately 20 minutes away, providing a wide range of shops, supermarkets, schools and services, while Wexford Town is within comfortable commuting distance.

Outside, the property is set on a generous site of approximately 0.81 acres with gardens laid out mainly in lawn. A stone driveway with kerbed avenue provides an attractive approach to the house and ample parking. The grounds also feature a large south-facing concrete patio area, ideal for outdoor dining and entertaining, while a footpath surrounds the house for convenient access around the property.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Storm Porch 1.47m x .60m Tiled flooring.

Steps through to aluminium double-glazed door to:

Large Hallway 8.06m x 1.8m Timber laminate flooring, press for storage. Double door presses to hot-press. Broadband, ample electrical points.

Door leading through to:

Kitchen/Dining/Living Area 6.36m x 4.23m Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space, double drainer stainless steel sink with tiled splashback under window overlooking front gardens, display cabinetry, Electrolux fridge, space for dishwasher, Electrolux five ring gas hob with extractor fan overhead and double Hotpoint electric oven. Window overlooking side gardens on the southerly side and pedestrian door access to south facing side of the garden.

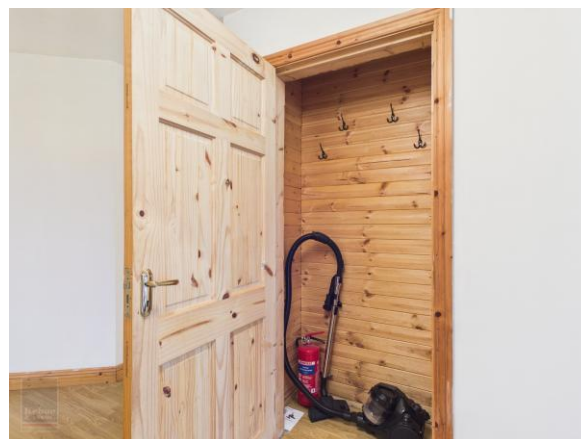
Open door leading through to:

Sitting Room 4.39m x 3.40m Solid timber floors, Liscanor stone hearth with BD & Co. solid fuel fire, dual aspect with window overlooking side garden, rear garden and forest, electric points and tv points. Door flowing through to Central Hallway.

Off Hallway, door to:

Utility Room 2.72m x 2.22m Tiled floor fitted floor level cabinet with stainless steel sink and storage underneath under window overlooking rear garden and neighbouring forest. Beko washing machine, Indesit dryer, free standing storage presses and pedestrian door leading to rear garden.





ACCOMMODATION

Bedroom Quarters Corridor	5.36m x 1.07m	Timber laminate flooring throughout, hatch to attic and Velux overhead.
Family Bathroom	3.21m x 2.11m	Tiled flooring, bath with tiled surround and vinyl wall surround, Triton Aqua Sensation electric shower, w.h.b with cabinetry underneath, tiled splashback and w.c.
Master Bedroom	4.49m x 3.97m	Carpeted flooring through, treble bay built in wardrobes, Velux overhead, dual aspect overlooking front gardens and narrow picture window overlooking side driveway and neighbouring paddocks.
<i>Door leading through to:</i>		
L-shaped En suite	2.38m (max) x 1.52m	Tiled flooring, enclosed shower with vinyl surround, Triton T90sr, w.h.b with tiled splashback with mirror and light overhead and w.c.
Bedroom 2	3.58m (max) x 3.22m (max)	Carpeted flooring, dual aspect with window overlooking rear garden and neighbouring forest, picture window overlooking side driveway and neighbouring paddock. Large built-in wardrobe.
Bedroom 3	3.22m x 2.57m	Carpeted flooring, built in wardrobes, window overlooking rear garden and neighbouring forest.
Bedroom 4	3.97m x 3.15m	Carpeted flooring throughout, window overlooking front gardens and driveway.

Total Floor Area: c. 135 sq.m / 1,453 sq.ft







Features

- Built in 2003
- Extending to c. 135 sq.m
- Four bedrooms, two bathrooms
- Bright and spacious accommodation
- Wood-burning stove in sitting room
- Large kitchen / dining area

Outside

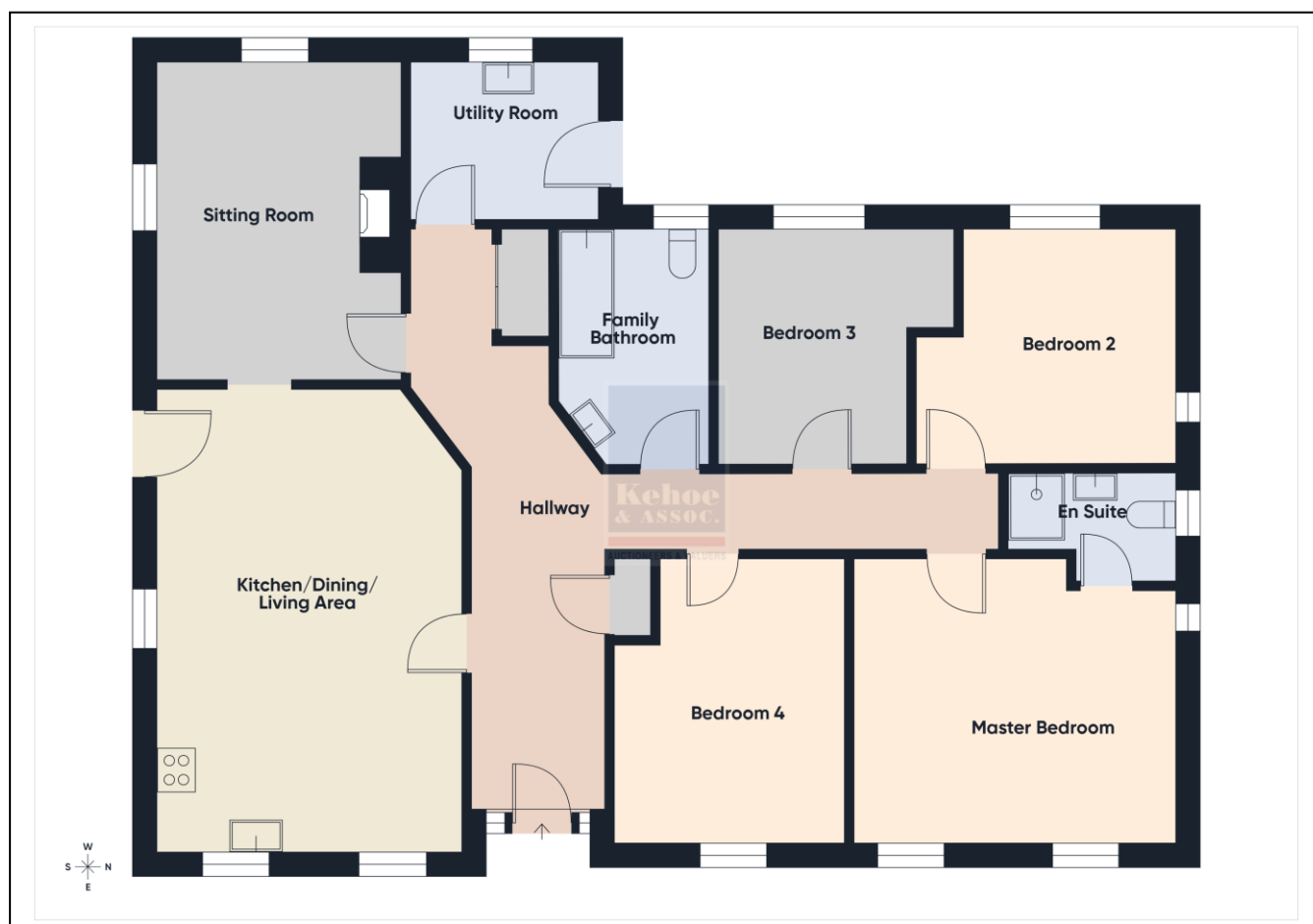
- Site extending to approx. 0.81 acres
- Gardens laid out in lawn
- Stone driveway with kerbed avenue
- Large south-facing concrete patio area
- Footpath surrounding the property

Services

- Mains Water
- Treatment Plant
- OFCH
- 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 FD99



Building Energy Rating (BER): C2 BER No. 119107035
Energy Performance Indicator: 190.69 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141