

# FOR SALE

AMV: €395,000

File No.E192. BK



## ‘Victorville’, Coolballow, Wexford

- Beautifully maintained 3-bedroom / 2-bathroom bungalow extending to c. 146 sq. m. / 1,572 sq. ft. (including integral garage).
- Set on a magnificent c. 0.16 hectares / 0.39 acres site with mature gardens, extensive lawn areas, colourful planted borders and a tarmac entrance driveway.
- Situated in the sought-after Coolballow area, just 4km from both Piercestown Village and Wexford Town Centre and 13km from Rosslare Strands ‘Blue Flag’ beach.
- Superbly proportioned accommodation and presented to market in excellent condition throughout.
- Accommodation briefly comprises; entrance hallway, sitting room, open plan kitchen / dining room, utility room, guest W.C., 3 bedrooms, family bathroom and an integral garage.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## Location

'Victorville' is situated in the highly regarded Coolballow area, most conveniently positioned approximately 4km from both Piercestown Village and Wexford Town. The village of Murriltown is also only 4.4km from this property. Piercestown offers an excellent range of amenities including Piercestown National School, supermarket, pharmacy, church, and St. Martin's GAA & Tennis Club.

Murriltown, just a few minutes away, provides further amenities such as Murriltown National School, childcare and afterschool service, a local shop, church, post office, coffee shop, playground, pub, takeaway and the welcoming Murriltown Community Centre, which serves as a hub for social and recreational activities including squash or badminton. For sports enthusiasts, Murriltown is also home to Forth Celtic AFC.

For leisure, Johnstown Castle estate Museum & Gardens is on your doorstep, while Rosslare Strands 'Blue Flag' beach is just 13km away. The property is also most convenient to Wexford Town, just a short 5-minute drive away, with its array of secondary schools, high street shopping, restaurants, cultural attractions and transport links.

Coolballow enjoys a peaceful rural setting while remaining within easy commuting distance of all the services and amenities that Wexford town has to offer. This area is increasingly sought after by buyers who wish to enjoy the tranquillity of a rural setting without sacrificing proximity to Wexford town's amenities, making 'Victorville' an outstanding acquisition opportunity.





## **‘Victorville’, Coolballow, Wexford**

Kehoe & Associates are delighted to present ‘Victorville’, Coolballow, Wexford to the market. Victorville is a wonderful bungalow residence set on a magnificent c. 0.16 hectares / 0.39 acres site. The property extends to c. 146 sq. m. / 1,572 sq. ft. including the integral garage and is presented in excellent condition throughout.

The accommodation is superbly laid out and well-proportioned comprising an entrance hallway with integrated cloak room, a bright sitting room with open fireplace and picture window with views of Rosslare Harbour, an expansive open plan kitchen / dining room with kitchen island, three well-appointed bedrooms, a family bathroom, guest W.C., utility room and integral garage.

The gardens are without doubt one of the most compelling features of ‘Victorville’. The grounds are immaculately maintained and include a tarmac entrance driveway, extensive manicured lawns, a beautiful rockery with colourful planting, mature trees, shaped hedging, a paved patio area at the rear and an abundance of established planted borders. The rear garden in particular is a truly private and tranquil space that benefits from evening sunshine.

Viewing is highly recommended to fully appreciate everything this fine property has to offer.





## ACCOMMODATION

Entrance Hallway	4.11m x 2.24m	Carpet flooring, ceiling coving, Stira staircase to partially floored attic space and integrated cloak room.
	8.46m x 0.98m	Carpet flooring, ceiling coving and integrated storage press.
Sitting Room	4.77m x 3.47m	Carpet flooring, open fireplace with granite hearth, ceiling coving, picture window with views of Rosslare Harbour.
Bedroom 3	3.46m x 3.06m	Carpet flooring, extensive integrated wardrobe unit and dressing table.
Family Bathroom	2.83m x 2.48m	Tiled flooring, part tiled walls, w.c., w.h.b. with vanity unit, bath, shower stall Triton Novel SR electric shower and tiled surround.
Bedroom 2	3.56m x 3.46m	Carpet flooring, integrated wardrobe units, views of Rosslare Harbour.
Master Bedroom	3.56m x 3.45m	Carpet flooring and integrated wardrobe units.

### *Open Plan Kitchen / Dining Room*

Kitchen	4.82m x 4.07m	Lino flooring, floor and eye level units, electric hob, integrated double oven, kitchen island unit, extensive countertop space and ceiling coving.
Dining Room	3.60m x 3.44m	Carpet flooring and ceiling coving.
Utility Room	2.93m x 3.06m (max)	Lino flooring, stainless steel sink, plumbed for washing machine & dryer, door to integral garage and door to rear garden.
Guest W.C.	1.30m x 0.89m	Tiled flooring and w.c.
Integral Garage	5.06m x 3.07m	Concrete floor and roller door.

**Total Floor Area: c. 146 sq. m. / 1,572 sq. ft. (Including Integral Garage)**





## Features

- Excellent 3-bed / 2-bath bungalow
- c. 146 sq. m. / 1,572 sq. ft. (incl. integral garage)
- Approx. 4km from Piercestown Village and Wexford Town
- Views of Rosslare Harbour
- Stira staircase to partially floored attic
- Integral garage with roller door
- Presented in excellent condition throughout

## Outside

- c. 0.16 hectares / 0.39 acres site
- Superb mature gardens with rear patio area
- Extensive lawns front and rear
- Rock gardens and colourful planted borders
- Tarmacadam entrance driveway
- Sought-after location
- Easy access to N25 national route (2.2km to Rosslare Road Roundabout)

## Services

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

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

**DIRECTIONS:** From Wexford Town continue along the quay and proceed along the R741 towards Drinagh. In 2.2km turn right onto Coolballow Road at Kerlogue Nursing Home. In 1.5km the property for sale is located on your right-hand side ('For Sale' board).

**Eircode: Y35 R6H2**





**Building Energy Rating (BER): C3 BER No 118706571**

**Energy Performance Indicator: 223.91 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

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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

