

# FOR SALE

AMV: €650,000

File No.E472.CWM



## 38 Ard na Slaine, Newtown Road, Wexford Y35 N596

- Exceptional A-rated detached four-bedroom family home extending to c. 192 sq.m., finished by the current owners to an outstanding standard throughout with a bespoke kitchen, luxurious fittings and versatile living accommodation including a ground-floor bedroom and three bathrooms.
- Magnificent south-west facing rear garden designed by an award-winning landscape architect, featuring a stunning sunken Wicklow granite patio with wrap-around seating walls, mature planting, pristine lawns & exceptional outdoor entertaining space.
- Ideally positioned within the prestigious Ard Na Sláine development on Newtown Road, just minutes from Wexford Town, excellent schools, local amenities, bus routes and convenient access to the M11 for commuting to Dublin, Waterford, Rosslare and Cork.
- Accommodation in brief comprises of a double height entrance hallway, expansive kitchen / dining and family room, utility room, ground floor bedroom or second sitting room and shower room. Upstairs a master bedroom ensuite & two further large bedrooms all with built in slide robes & family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



## **38 Ard na Slaine, Newtown Road, Wexford Y35 N596**

### ***A Remarkable A-Rated Family Home of Distinction***

Nestled within the highly regarded Ard Na Sláine development off the Newtown Road, No. 38 presents a rare opportunity to acquire an exceptional detached family residence where superior craftsmanship, thoughtful design and luxurious finishes combine to create a truly outstanding home. Built in 2017 and extending to approximately 192 sq.m. (2,067 sq.ft.), this impressive A-rated four-bedroom residence has been meticulously maintained and enhanced, resulting in a property that is among the finest to come to the market in Wexford in recent years.

From the moment you arrive, the quality of this home is immediately evident. A cobble lock driveway provides generous off-street parking, while the attractive façade and manicured landscaping create a welcoming first impression. Beyond the front door, a magnificent double-height entrance hallway sets the tone for the elegant accommodation that lies within.



Designed with modern family living at its heart, the home centres around a spectacular open-plan kitchen, dining and family room. This expansive space effortlessly combines style and practicality, creating the perfect environment for everyday family life as well as entertaining on a grand scale. A contemporary double-sided gas stove provides warmth and ambience between the living and dining areas, while large windows and glazed doors flood the room with natural light and frame beautiful views of the professionally landscaped rear garden.

The bespoke Mooney Kitchen is a masterpiece of design and functionality. Crafted to the highest standards, it features luxurious quartz worktops, quartz splashbacks and a matching quartz windowsill overlooking the garden. Every detail has been carefully considered by the current owners, from the integrated large-capacity fridge, double oven and combi microwave to the integrated dishwasher and extensive pantry storage. The impressive central island serves as both a practical workspace and social hub, complete with a quartz countertop, illuminated display cabinetry, wine and drinks cooler, pop-up power and USB points, a state-of-the-art downdraft induction hob and a beautifully integrated maple dining table.

The adjoining utility room continues the same exceptional level of finish, with bespoke fitted cabinetry, raised integrated washing machine and dryer, additional storage solutions, an integrated freezer and separate sink, ensuring that practicality never compromises style.



Accommodation throughout the home has been thoughtfully designed to adapt to the evolving needs of modern family life. The ground floor includes a spacious fourth bedroom, which also lends itself perfectly as a second reception room, home office or playroom. A contemporary shower room on this level offers excellent flexibility and could easily be adapted to create Jack-and-Jill access if desired.

Upstairs, the sense of space continues with a luxurious principal bedroom suite featuring extensive fitted wardrobes and a stylish ensuite bathroom. Two further generously proportioned double bedrooms, each with built-in slide robes, provide excellent accommodation for family members or guests. A beautifully appointed family bathroom completes the first-floor accommodation.

## Location

Ard Na Sláine is one of Wexford's most desirable residential developments, comprising a collection of quality detached homes within a low-density setting. Renowned for its mature surroundings, family-friendly atmosphere and sense of community, the development provides an ideal environment for growing families seeking both space and security.

Situated on the ever-popular Newtown Road, residents enjoy exceptional convenience with Wexford Town Centre just minutes away. A wealth of amenities are within easy reach, including excellent town & country primary school options, secondary schools, SETU Campus, supermarkets, field & water sporting facilities, cafés, restaurants, shops and healthcare services. The nearby Wexford General Hospital, Wexford Racecourse and beautiful Wexford Harbour are all easily accessible, while the renowned beaches and coastal attractions of County Wexford are only a short drive away.

For commuters, the location is particularly appealing. The M11 motorway network can be accessed with ease, providing efficient connections to Dublin, Waterford and beyond. Regular bus services operating along the Newtown Road corridor offer convenient access to Wexford Town Centre, surrounding areas along with Dublin City & Airport, making daily travel simple and accessible for all members of the household.

A home of exceptional quality, outstanding design and unrivalled outdoor living, No. 38 Ard Na Sláine offers a lifestyle that is seldom found and rarely available. Early viewing is highly recommended to fully appreciate everything this remarkable family home has to offer.



## ACCOMMODATION

Entrance Hallway	4.54m x 2.06m	Tiled flooring, radiator cover, vaulted double height ceiling with Velux overhead.
Second Sitting Room/Ground Floor Bedroom	4.38m x 4.06m	Timber laminate flooring, dual aspect with large window overlooking cobble lock driveway and second window overlooking side gardens, coving, tv points and electrical points.

*From Central Hallway, door leading to:*

Open Plan Kitchen/Dining Room	6.69m x 6.05m	Timber laminate flooring throughout, bespoke fitted kitchen designed by Mooney Kitchens include Quartz counter tops and integrated appliances throughout and bespoke maple dining table built into large island. The island which includes a downward draft Elica induction hob with four rings and downward draft, ample drawer storage space throughout, under counter display cabinetry with lighting built in, under counter wine cooler and pop up electric point include USB point supports, floor and full height cabinetry including a Hotpoint electric oven and Hotpoint combi microwave/oven with ample storage space throughout, tall larder fridge with wine bottle storage overhead and larder drawer with ample space, floating shelves leading in to the Quartz counter tops with double drainer stainless steel sink and pull out bin drawer storage underneath, integrated Indesit dishwasher, coving throughout with recess ceiling lights and blinds, double French door leading to expansive Wicklow granite patio with half seating wall surround and five steps rising to the superb landscape gardens.
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*L-shape leading through to:*

Sitting Room Space	4.83m x 4.50m	Timber laminate flooring throughout, double faced gas fire. Two window overlooking front landscape gardens and cobble lock driveway, coving, tv points and electrical points.
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*From the Kitchen door leading through to:*











## ACCOMMODATION

Plant Room

Pressure pump and all water storage, open shelves for further storage.

Utility Room

2.80m x 2.61m

Tiled flooring, fully fitted with floor and eye level cabinetry, stainless steel sink and an under counter Nordmende freezer, raised Hotpoint washing machine and dryer with easy access and ample storage space for tall items and storage drawer items. Heating control system located here and door leading out to landscaped rear gardens.

Ground Floor Shower Room

2.57m x 1.42m

Easily adapted into that ground floor bedroom with tiled flooring, mosaic tile and glass wall shower with pressure pump shower, floor to ceiling tile surround, w.h.b with cabinetry underneath, lighted mirror overhead, w.c., towel rail.

*From Central Hallway, timber carpeted staircase leading to:*





## ACCOMMODATION

### First Floor

Landing Area	3.26m x 2.01m	Carpeted flooring, radiator cover, Stira to attic with ample storage and flooring.
Master Bedroom	5.64m (max) x 4.47m	Carpeted flooring with bay window overlooking front garden and cobble lock driveway, beautiful views of Ferrycarrig Tower and Mount Leinster rolling Blackstairs Mountains, built in slide robe wardrobes.
<i>Door leading through to:</i>		
Ensuite	2.60m x 1.27m	Tiled flooring, enclosed shower with floor to ceiling tile surround and pressure pump shower, w.h.b with tiled splashback with mirror and lighting overhead and w.c.
Bedroom 2	4.11m x 3.92m	Carpeted flooring, ample slide robe storage, large window overlooking rear landscaped gardens.
Bedroom 3	5.68m (max) x 5.19m (max)	Carpeted flooring throughout, dual aspect with large window overlooking front landscape gardens, feature bay window with most impressive view of mountain range and river Slaney and rolling countryside hills. Built in slide robes.
Family Bathroom	3.33m x 2.00m	Tiled flooring, half wall tile surround with bath, wall mounted chrome faucet and shower head, chrome towel rail leading to separate shower with pressure pump shower head, floor to ceiling tile surround. w.h.b, wall mounted cabinetry and w.c.

**Total Floor Area: c. 192 sq.m / 2,067 sq.ft**









## Features

- A-Rated Detached Family Residence
- Built in 2017
- Approx. 192 sq.m. (2,067 sq.ft.)
- Four Bedroom, Three Bathrooms
- Bespoke Mooney Kitchen with Premium Quartz Finishes
- Open-Plan Kitchen, Dining and Family Room
- Ground Floor Bedroom / Second Reception Room
- Luxurious Principal Bedroom Ensuite

## Outside

- Professionally Landscaped Gardens
- By Award-Winning Garden Designers
- South-West Facing Rear Garden
- Sunken Wicklow Granite Patio with Wrap-Around Seating Walls
- Cobble-lock Driveway with Ample Parking
- Two Garden Sheds
- Wide Side Access

## Services

- Mains water
- Mains water
- Mains drainage
- Solar PV panels
- OFCH
- Double-Sided Gas Stove
- Sky Fibre Broadband

**Please Note:** All appliances, curtains & blinds are included in the sale. The pendants over the kitchen table and floating shelves in the second sitting room are not included in the sale.

**Residential contribution** - General common area maintenance, painting of common area walls and common area grass cutting is contribution of €160 per year.

**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 N596



### **Award-Winning Outdoor Living**

The outdoor space at No. 38 is truly exceptional and undoubtedly one of the property's most captivating features. Carefully conceived by an award-winning landscape designer, the south-west facing rear garden has been transformed into a private sanctuary where architecture, planting and outdoor living blend seamlessly together.

At the heart of the garden lies a stunning sunken patio crafted from premium Wicklow granite. Framed by elegant wrap-around seating-height granite walls and accessed by the French door off the kitchen with inviting granite steps, this unique outdoor room provides the perfect setting for entertaining, dining al fresco or simply relaxing in the afternoon and evening sunshine. Richly planted borders filled with mature specimen planting create texture, colour and year-round interest while beautifully framing the immaculate lawned areas.

The south-west orientation ensures excellent natural sunlight throughout the day and long summer evenings, making this garden a true extension of the home. Additional benefits include two garden sheds, dual side access and an EV charging point, further enhancing the practicality of this outstanding outdoor space.









**Building Energy Rating (BER): A3 BER No. 111228516**  
**Energy Performance Indicator: 52.29 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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