

# FOR SALE

AMV: €365,000

File No. E496.BF



## Newtown Big, Baldwinstown, Co. Wexford

- Peacefully situated in a picturesque rural setting near the charming village of Baldwinstown, offering the perfect blend of countryside tranquillity and everyday convenience.
- Ideally located within easy reach of an excellent range of amenities, including shops, primary and secondary schools, childcare facilities and sports clubs.
- Just 20 minutes from Wexford Town and less than 10 minutes from the renowned coastal village of Kilmore Quay, with its fishing harbour, marina and beautiful sandy beach.
- Spacious and well-designed family home featuring bright reception rooms and generously proportioned accommodation throughout.
- Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.



**Kehoe  
& ASSOC.**

## **Newtown Big, Baldwinstown, Co. Wexford**

Charming detached bungalow in a peaceful rural setting beside the quiet country village of Baldwinstown, this attractive detached bungalow offers the perfect balance of rural serenity and everyday convenience. Situated less than a 20-minute drive from Wexford Town, the property also enjoys easy access to the picturesque coastal village of Kilmore Quay, renowned for its fishing harbour, marina and sandy beach, just 10 minutes away – ideal for seaside walks, water activities and relaxed weekend outings.

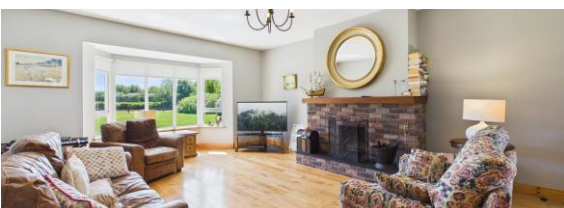
The property is conveniently located just 1.9km from Baldwinstown with its local shop, pub and community hall and 4km from Bridgetown, a vibrant village offering a wide range of services including shops, a medical centre, pharmacy, post office, pubs, takeaway, hair salons, fish shop, garage and filling station. Families are particularly well catered for, with Rathangan National School, Child Care Facility, Sports Club and Community Centre only 4.5km away and secondary school facilities available in Bridgetown.

Constructed in 2007 and enjoying a lovely sunny aspect, this beautifully maintained bungalow is presented in excellent condition throughout. Tastefully decorated in a fresh, neutral palette and featuring easy-care timber flooring, the home offers bright, spacious accommodation designed for comfortable modern living.

The accommodation briefly comprises an entrance hallway, a welcoming sitting room with double doors opening into the kitchen/dining area, an open plan sunroom, utility room, four generous bedrooms (including a master bedroom with ensuite) and a family bathroom.

Occupying a substantial site extending to approximately 0.52 hectares/1.28 acres, the property is approached by a gravelled driveway and forecourt providing ample parking. The mature gardens are laid mainly in lawn and are bordered by a delightful mix of ornamental, trees, flowering shrubs and native hedging, creating a private and attractive setting. A paved patio area is perfectly positioned to enjoy the sunshine throughout the day, while an additional tiled patio and decking area off the sunroom provide an ideal space for outdoor dining, entertaining and family gatherings.

Combining the peace and privacy of country living with the convenience of nearby village amenities, this exceptional home presents a wonderful opportunity for families or anyone seeking a relaxed rural lifestyle in a highly desirable location.





**ACCOM**

Entrance

Sitting I

Kitchen / Dining 6.24 4.57

and walk-in  
 window, timber floor and double doors to:  
 With all the finishing touches...

and walk-in

day



## Features

- Peaceful rural setting
- Close to excellent amenities
- Presented in mint condition
- Well-designed family home

## Outside

- Large 0.52 hectare/1.28 acre site
- Gravelled drive/forecourt
- Paved patio area
- Tiled patio and decking area

## Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH

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

**DIRECTIONS:** Eircode Y35AW93





Building Energy Rating (BER): C BER No: 10121010  
**Energy Performance Indicator: 184.60 kWh/m<sup>2</sup>/yr**

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