

# FOR SALE BY ONLINE AUCTION

## Wednesday, 19th August 2026 at 11 am

Auction Guide Price: €350,000

File No.E493.CWM



### Orchard Lane, Ardavan, Wexford Y35 KV4P

- Prestigiously located on Orchard Lane, Ardavan, just minutes from Wexford Town and approximately 10 minutes from Curracloe Beach and The Raven Nature Reserve.
- Substantial detached four-bedroom bungalow extending to c. 136 sq.m. (1,464 sq.ft.), offering a superb opportunity to complete and personalise a contemporary family home.
- Constructed to an advanced stage with first -fix plumbing completed, set on a generous site of approximately 0.28 hectares (0.69 acres).
- Mains water, mains drainage, fibre broadband and electricity connected on site, with service connections and development contributions understood to have been paid.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## Orchard Lane, Ardcavan, Wexford Y35 KV4P

Occupying a generous site in one of Wexford's most sought-after residential settings, this substantial detached four-bedroom bungalow presents a rare opportunity to complete and personalise a contemporary home in an exceptional location. Situated on prestigious Orchard Lane, the property enjoys the perfect balance of peaceful surroundings while remaining just minutes from Wexford Town, with the renowned Curracloe Beach and The Raven Nature Reserve only a short 10-minute drive away.

Extending to approximately 136 sq.m. (1,464 sq.ft.), the residence has been constructed to an advanced stage, with second-fix electrics and first-fix plumbing completed. Internally, the accommodation has been thoughtfully designed to maximise space and natural light, comprising a welcoming entrance hall, an impressive open-plan kitchen, dining and living area with plumbing and wiring in place for the future kitchen, together with a dedicated pantry and doors opening to the garden and covered terrace. There are four well-proportioned bedrooms, including a principal bedroom with ensuite, along with a family bathroom. The bedrooms are carpeted and the interior rooms have been decorated, while the bathrooms remain ready for final completion.



For Illustration Purposes Only



The property offers purchasers the opportunity to create a home finished to their own style and specification. Remaining works include the installation of the kitchen and bathroom sanitary ware, exterior rendering, attic insulation, landscaping and groundworks, together with commissioning of the oil-fired central heating system.

Set on an impressive site extending to approximately 0.28 hectares (0.69 acres), the property offers excellent outdoor space with scope for landscaping in accordance with the approved planning requirements. We understand that service connections and development contributions have been paid. Mains water and mains drainage are available, mains electricity is connected on site via a temporary supply, and fibre broadband is available.

This is an exceptional opportunity for those seeking a distinctive family home in a highly regarded location, combining the convenience of town living with easy access to some of County Wexford's finest coastal amenities, while offering the satisfaction of completing a quality home to individual taste.

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

***Register in advance via the Offr online platform. Please visit our website  
[www.kehoeproperty.com](http://www.kehoeproperty.com).***

***Go to listing for this property and click on the Offr button to register.***







## **ACCOMMODATION**

Storm Porch 1.59m x 0.74m

Entrance Hallway 4.25m x 2.01m

*Door leading through to Opel Plan Kitchen/Dining/Living Area:*

Kitchen/Dining Area 6.51m x 5.15m

Living Area 4.65m x 4.11m

Timber laminate flooring, panel walls, storage closet press, pipe work for all radiators.

Timber laminate flooring throughout, pipe work and electric works prepared for the installation of a fully fitted kitchen, under a large window with dual aspect with two windows overlooking garden and sliding access to veranda area.

Timber laminate flooring throughout, two windows overlooking gardens, plug points and electrical points throughout.





## **ACCOMMODATION**

|                  |               |                                                                                                                                                                                                                              |
|------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bedroom 1        | 3.34m x 2.67m | Carpeted flooring with long window overlooking gardens.                                                                                                                                                                      |
| Bedroom 2        | 3.45m x 3.34m | Carpeted flooring, square window overlooking gardens.                                                                                                                                                                        |
| Bedroom 3        | 3.16m x 2.97m | Carpeted flooring, window overlooking gardens.                                                                                                                                                                               |
| Master Bedroom   | 4.02m x 3.61m | Carpeted flooring, two windows overlooking gardens.                                                                                                                                                                          |
| Walk in wardrobe | 2.84m x 2.15m | Carpeted flooring with window overlooking side gardens.                                                                                                                                                                      |
| Ensuite          | 2.86m x 2.19m | Ensuite with electric and plumbing points ready for fittings, plumbing for shower with electrics, w.h.b, w.c. all prepared for tiling and insulation and with electrics to support shower, window overlooking front gardens. |
| Family Bathroom  | 3.17m x 2.19m | Concrete grounds, electrics and plumbing prepared for sanitary ware and tiling, privacy glass window, space for bath, w.h.b, w.c. and separate shower.                                                                       |

**Total Floor Area: c. 136 sq.m / 1,463 sq.ft**







## Features

- Detached four-bedroom bungalow extending to c. 136 sq.m.
- Prestigious Orchard Lane address, minutes from Wexford Town.
- Approximately 10 minutes to Curracloe Beach and The Raven Nature Reserve.
- Advanced stage of construction with second fix electrics and first-fix plumbing completed.

## Outside

- Generous site extending to approximately 0.28 hectares (0.69 acres).
- Folio WX23088.
- Landscape plan.

## Services

- Mains water
- Mains Drainage
- OFCH system to be commissioned
- Fibre broadband available
- Mains Electric supply is connected on site in a temporary facility

## Note:

Planning Reference: 20181716

Unfinished Part L BER with provisional B energy rating (BER Assessor Seamus McQuaid)

Dual qualified Architect & Civil Engineer Aidan Kent overseen works to date.

**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 KV4P





**Building Energy Rating (BER): Unfinished Part L with provisional B energy rating.**

**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