FOR SALE

AMV: €275,000 **File No.D841.5.CWM**

5 Main Street, Duncormick, Co. Wexford Y35 F8EW

For qualifying purchasers, all houses are eligible for the Help to Buy Scheme with a grant of up to €35,000 & for the First Home Scheme

- **Newly built in 2025, located in the heart of Duncormick Village, ready for immediate occupancy.**
- **A terraced property with three bedrooms, two bathrooms extending to c. 112 sq.m / 1,205 sq.ft.**
- **The accommodation comprises of an open plan sitting / living / dining and kitchen, guest w.c., upstairs a bright landing with two bedrooms and a family bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

5 Main Street, Duncormick, Co. Wexford Y35 F8EW

A Stylish New-Build Home in the Heart of Duncormick Village

No. 5 Main Street is a superbly finished newly built in 2025 two-bedroom terraced residence, ideally positioned in the very centre of Duncormick. Extending to approximately 112 sq.m / 1,205 sq.ft, this contemporary home offers modern, energy-efficient living in a welcoming and well-connected village setting.

Designed with modern lifestyles in mind, the accommodation is bright, well-proportioned and thoughtfully laid out. The ground floor features an attractive open-plan sitting, living, dining and kitchen area, creating a superb space for everyday living and entertaining, complemented by a convenient guest w.c. French doors lead out the private rear courtyard. Upstairs, a bright landing leads to two bedrooms and a stylish family bathroom, making this an ideal home for families, first-time buyers, downsizers, or those seeking a coastal base. Ready for immediate occupancy and in turnkey condition.

Duncormick is a charming and close-knit village located in south-west Wexford, renowned for its friendly community atmosphere and excellent local amenities. The area is particularly popular with families and those seeking a relaxed pace of life without sacrificing connectivity. The property enjoys close proximity to the renowned fishing village of Kilmore Quay, just a short drive away. Kilmore Quay is celebrated for its picturesque harbour, sandy beaches, scenic coastal walks, and vibrant maritime character. Residents can enjoy fresh seafood restaurants, cafés, boat trips to the Saltee Islands, swimming, sailing, and a variety of water-based leisure activities — making this location ideal for those who value an active, outdoor coastal lifestyle.

Wexford is easily accessible, providing a full range of urban amenities including major retailers, restaurants, cafés, hotels, theatres, sporting facilities, and excellent transport links. Wexford town also offers commuter connections via road and rail, making Duncormick a practical choice for those working locally or further afield while still enjoying village and coastal living.

No. 5 Main Street represents a rare opportunity to acquire a **brand-new home** in a prime village location, combining modern comfort with coastal charm and excellent accessibility. Whether as a permanent residence, starter home, or coastal retreat, this property offers an exceptional quality of life in one of County Wexford's most appealing locations.

Early viewing is highly recommended.

ACCOMMODATION

Arriving in to front door to Open Plan Kitchen/Living/Dining Area:

Kitchen Area	6.54m x 3.77m	Timber laminate flooring throughout, fully fitted newly installed kitchen with space for free standing fridge freezer and dishwasher. Built in Powerpoint oven, induction hob with extractor fan overhead, breakfast bar counter area open plan to
Living/Dining Area	4.68m x 4.25m	Timber laminate flooring throughout with French doors leading to rear garden.
Hot-press/Boiler Room	1.03m x 0.82m	Timber laminate flooring house Atlantic and ideal heating Logic system.
Guest Bathroom	2.29m x 1.57m	Tiled flooring w.h.b and w.c.
Storage Room	1.70m x 1.97m	Tiled flooring, electric fuse board.

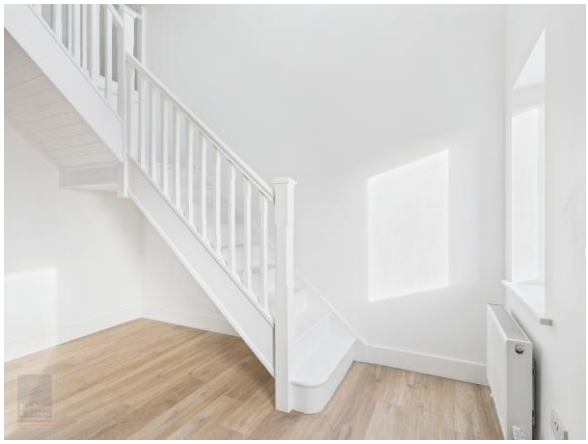
From open plan area, timber staircase leading to:

ACCOMMODATION

First Floor

Landing Area	3.04m (max) x 2.12m (max)	Carpeted flooring.
Bedroom 1	4.19m x 3.36m	Carpeted flooring, two window overlooking rear courtyard.
Bedroom 2	4.16m x 3.75m	Carpeted flooring throughout, two windows overlooking main street Duncomick.
Family Bathroom	2.87m x 2.53m	Tiled flooring, vinyl floor to ceiling surround and enclosed pressure pump shower with rainwater shower head, glass surround, w.h.b and w.c.

Total Floor Area: c. 112 sq.m / 1,205 sq.ft



Features

- Built in 2025
- Extending to c.112 sq.m / 1,205 sq.ft.
- 2 Bedrooms, 2 Bathroom
- Terrace House

Outside

- Low maintenance artificial grass courtyard to the rear
- Westerly facing rear courtyard
- Street car parking

Services

- Mains water
- Mains drainage
- Combi gas boiler
- Fibre broadband available

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 F8EW**

Guest Bathroom
Kitchen / Living /Dining Area
N
W
E
S
Floor 0

Bedroom 1
Bathroom
Landing
Bedroom 2
N
W
E
S
Floor 1

Building Energy Rating (BER): A3 BER No.
Energy Performance Indicator: kWh/m²/yr

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

Sales Agent
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