FOR SALE

AMV: €275,000 **File No.D841.6.CWM**

6 Main Street, Duncormick, Co. Wexford (Adjacent to 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 semi-detached property with three bedrooms, two bathrooms extending to c. 96 sq.m / 1,030 sq.ft.**
- **The accommodation comprises of an open plan sitting / living / dining and kitchen, guest w.c., upstairs a bright landing with three 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.

6 Main Street, Duncormick, Co. Wexford (Adjacent to Y35 F8EW)

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

No. 6 Main Street is a superbly finished newly built in 2025 three-bedroom semi-detached residence, ideally positioned in the very centre of Duncormick. Extending to approximately 96 sq.m / 1,030 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 with side access. Upstairs, a bright landing leads to three 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. 6 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.

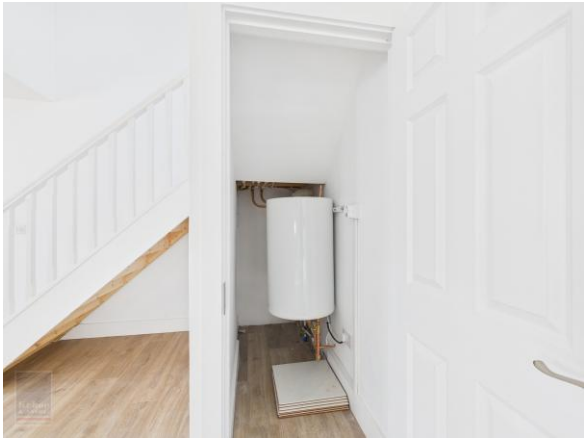
Early viewing is highly recommended.

ACCOMMODATION

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

Open Plan Kitchen/Living/Dining Area	8.46m x 5.55m	Timber laminate flooring throughout, three window overlooking front main street, fully fitted kitchen newly installed with space for dishwasher, space for fridge freezer, stainless steel sink, ample worktops space with 100mm backsplash upright, Powerpoint electric oven and Powerpoint hob under extractor fan, pantry press fuse board discretely hidden to the rear.
Power Plant Room	1.93m x 0.77m	Combi gas boiler. Timber laminate flooring.
Guest w.c.		Tiled flooring, privacy window, w.h.b and w.c.

Timber staircase leading to:



ACCOMMODATION

First Floor

Landing Area	4.37m x 1.74m	Two window overlooking rear courtyard.
Bedroom 1	3.68m x 3.27m	Carpeted flooring, window overlooking main street.
Bedroom 3	3.71m x 2.98m	Carpeted flooring, window overlooking main street.
Bedroom 2/Walk in wardrobe or Study	3.69m x 1.98m	Carpeted flooring, window overlooking main street.
Shower Room	2.10m x 1.74m	Tiled flooring, enclosed shower, pressure pump rainwater shower head and separate faucet, vinyl splashback, floor to ceiling surround, w.h.b and w.c. Privacy window overlooking rear courtyard.

Total Floor Area: c. 96 sq.m / 1,030 sq.ft

Features

- Built in 2025
- Extending to c. 96 sq.m / 1,030 sq,ft
- 3 bedrooms, 2 bathrooms
- Semi-detached

Outside

- Gated side entrance
- 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: Adjacent to Y35 F8EW**

Guest wc
Kitchen / Living /Dining Area
Kehoe & Assoc.
AUCTIONEERS & VALUERS
N
W
E
S
Floor 0

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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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