

FOR SALE

AMV: €495,000

File No.E523. KD



Bryanstown, Foulksmills, Co. Wexford

- Constructed in 2004, this excellent family residence extends to c. 215 sq. m. / 2,314 sq. ft. and is set on a mature c. 0.46 Hectares / 1.14 Acres site.
- Enjoy the peace and tranquillity of rural living while remaining within easy reach of schools, shops, cafés, sporting facilities and the many attractions of South County Wexford.
- Thoughtfully designed and beautifully maintained, this impressive home offers five generous double bedrooms, three ensuite bathrooms and an abundance of versatile living space, making it ideal for modern family life.
- Beautifully landscaped gardens and an extensive timber decking create a sheltered outdoor setting offering both privacy and space for all the family to enjoy.
- Bryanstown combines generous living accommodation, mature gardens, two substantial detached block constructed garages, a rear paddock and a peaceful setting to create a truly special property.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Bryanstown enjoys an idyllic countryside setting just 2.8km from Clongeen Village in the heart of South County Wexford. Offering the perfect balance of rural tranquillity and modern convenience, the property is ideally positioned within easy reach of an excellent range of local amenities. Clongeen Village provides an excellent national school, church, local convenience store and popular public house, while the neighbouring villages of Wellingtonbridge, approximately 7km from the property, serves as the area's principal service centre and offers an excellent range of amenities including SuperValu, service station, Wallaces' Homevalue Hardware & Garden Centre, pharmacy, cafés, restaurants and a variety of local businesses. The historic town of New Ross is approximately 19km away, while Wexford Town is approximately 27km from the property, both providing an extensive selection of shopping, secondary schools, healthcare facilities, sporting amenities and leisure facilities.

South County Wexford is renowned for its spectacular scenery, rich heritage and relaxed coastal lifestyle. Outdoor enthusiasts will appreciate nearby Carrickbyrne Hill together with the magnificent JFK Arboretum and historic Tintern Abbey, where woodland walks and riverside trails provide a peaceful escape. The stunning Hook Peninsula is also within easy reach, with Bannow Bay, Duncannon Beach, Baginbun Bay and Carnivan Beach all nearby, while the world famous Hook Lighthouse offers breathtaking coastal scenery and spectacular walking routes. The property also enjoys excellent connectivity, with Waterford City easily accessible via the Passage East Car Ferry, making Bryanstown an exceptional choice for those seeking the peace and privacy of country living without compromising on convenience.





Bryanstown, Foulksmills, Co. Wexford

Kehoe & Associates are delighted to present Bryanstown to the market, an exceptional detached family residence occupying a mature site extending to approximately 0.46 hectares (1.14 acres) in one of South County Wexford's most sought after rural locations. Constructed in 2004, the residence extends to c. 215 sq. m. / 2,314 sq. ft. and has been thoughtfully designed to provide spacious, light filled accommodation throughout. The layout has been carefully planned to suit modern family living, with generous reception rooms, five double bedrooms and an excellent balance between formal and informal living spaces.

A welcoming entrance hallway leads to the principal sitting room, where a feature solid fuel stove with an attractive red brick surround creates a warm focal point. Double doors open into the adjoining conservatory, which enjoys direct access to the extensive timber decking and gardens beyond. The spacious kitchen and dining room also opens onto the decking through French doors, creating an effortless connection between the indoor and outdoor living areas, making it an ideal home for both everyday family life and entertaining. The ground floor is further complemented by a second reception room featuring an inset solid fuel stove, a utility room, guest W.C. and the principal bedroom complete with ensuite bathroom. Upstairs, the spacious landing gives access to four further generously proportioned double bedrooms, two of which benefit from ensuite bathrooms, together with a family bathroom featuring a corner jacuzzi bath.

Externally, Bryanstown is equally impressive. The mature site has been beautifully maintained and enjoys established boundary hedging providing exceptional privacy. Extensive lawns surround the residence together with colourful planting, a mature apple tree and an expansive timber decking providing an ideal space for outdoor dining and entertaining. Beyond the gardens lies a substantial rear paddock, perfectly suited to those wishing to keep a pony, pursue hobby farming or simply enjoy additional outdoor space.

Complementing the residence is an outstanding range of detached outbuildings. A detached two storey block constructed garage extends to approximately 61 sq. m. / 657 sq. ft., incorporating a first floor loft providing excellent additional storage. A second detached block constructed building extends to approximately 70 sq. m. / 753 sq. ft. and comprises a double garage with electric roller doors together with an adjoining stable and dog kennel. These buildings offer exceptional flexibility and are equally suited to workshop space, secure storage, equestrian pursuits, hobbies or home business use.

Bryanstown represents a rare opportunity to acquire a substantial family home on a beautifully maintained site, where generous accommodation, mature gardens and exceptional outbuildings combine to create a property of genuine quality and lasting appeal.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.82m x 2.66m	With tiled flooring and staircase to first floor.
Living Room	5.37m x 4.17m	With laminate flooring, ceiling coving & centrepiece, feature solid fuel stove with granite hearth and red brick surround. Double doors into:
Conservatory	3.30m x 3.03m (max)	With laminate flooring and door to decking area.
Kitchen / Diner	6.68m x 4.16m (max)	With tiled flooring, fitted kitchen with extensive floor and eye level units with tiled splashback, integrated double oven, integrated fridge freezer, gas hob with extractor and French doors to decking area.
Utility Room	2.94m x 1.47m	With tiled flooring, countertop space and eye level storage unit, plumbed for washing machine & dryer. Door to rear garden
Guest W.C.	2.94m x 0.96m	With tiled flooring w.c. and w.h.b.
Sitting Room	4.18m x 4.17m	With laminate flooring, inset solid fuel stove with granite hearth, ceiling coving & centrepiece.
Master Bedroom	5.37m x 3.51m (max)	With laminate flooring, extensive integrated wardrobe units and ensuite.
Ensuite	2.56m x 0.96m	Fully tiled, w.c., w.h.b. and shower stall with Triton T90xr electric shower.

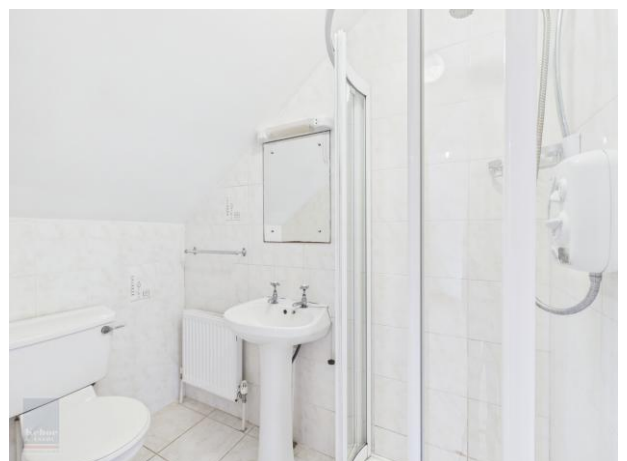
First Floor

Landing	6.97m x 3.77m (max)	With laminate flooring.
Hotpress		
Family Bathroom	3.32m x 1.97m (max)	With tiled flooring, w.c., w.h.b. and jacuzzi bath.
Bedroom 2	3.66m x 3.42m	With laminate flooring and integrated wardrobe unit.
Ensuite	2.10m x 1.20m	Fully tiled, w.c., w.h.b. and shower stall with Triton As2000xt electric shower.
Bedroom 3	4.21m x 3.40m	With laminate flooring and integrated wardrobe units.
Ensuite	2.64m x 0.88m	Fully tiled, w.c., w.h.b. and shower stall with Triton As2000xt electric shower.
Bedroom 4	3.72m x 3.42m	With laminate flooring and integrated wardrobe unit.
Bedroom 5	3.71m x 3.41m	With laminate flooring and integrated wardrobe units.

Total Floor Area: c. 215 sq.m / 2,314 sq.ft.







Features

- Spacious 5-bed / 5-bath family residence
- Accommodation extending to c. 215 sq. m. / 2,314 sq. ft.
- Peaceful rural setting within easy reach of all amenities
- Flexible living accommodation
- Constructed in 2004
- Well presented throughout

Outside

- Mature site extending to c. 0.46 hectares / 1.14 acres
- Landscaped gardens with established trees and boundaries
- Rear paddock ideal for equestrian or hobby use
- Two storey garage extending to c. 61 sq. m. / 657 sq. ft.
- c. 70 sq. m. / 753 sq. ft. double garage with electric roller doors, stable and dog kennel

Services

- O.F.C.H. & B.B.C.H.
- Private well
- Septic tank drainage
- ESB

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

DIRECTIONS: Eircode: Y35 YN81

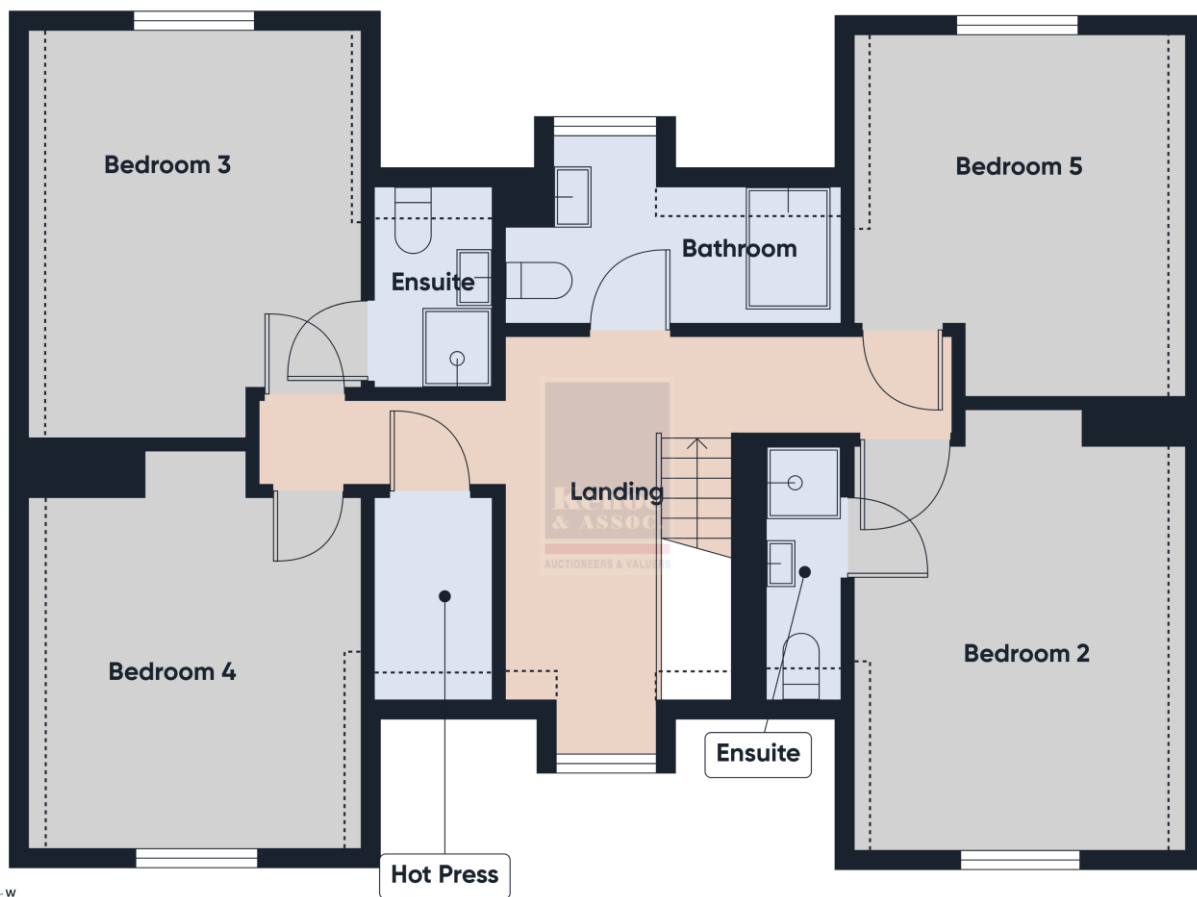








Floor 0



Floor 1



Building Energy Rating (BER): C1 BER No. 116432295

Energy Performance Indicator: 151.35 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle

Contact No: 087 4867175

Email: Kate@kehoeproperty.com

Kehoe & Assoc.,

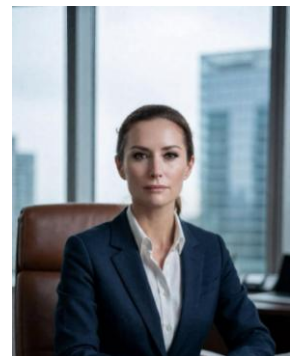
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

