FOR SALE

AMV: €525,000 **File No.E661. KD**



1 Garranstackle Rise,
Bree, Co. Wexford

- **Beautifully appointed dormer bungalow offering four bedrooms, four bathrooms and two reception rooms.**
- **Situated within a small and private enclave of just three houses along Garranstackle Lane.**
- **An exceptional entrance hall extending to over 300 sq. ft., featuring elegant travertine tiling and a striking solid timber staircase.**
- **Generous main living room with a black marble fireplace and solid-fuel stove, complemented by a triple-aspect family room with vaulted ceiling.**
- **Michael Farrell Shaker-style fitted kitchen with black marble worktops and Neff gas hob and oven.**
- **Underfloor heating throughout, double glazing, a surround-sound music system and a Vacuflo central vacuum system.**
- **Beautiful Countryside Setting set on approximately 0.6 acres of landsca featuring extensive lawns, a cobblelock driveway, mature beech hedging and a substantial outdoor shed.**
- **To arrange a viewing appointment contact Kehoe & Associates on 053-9144393**

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AUCTIONEERS & VALUERS

LOCATION

A PEACEFUL RURAL SETTING IN BEAUTIFUL COUNTY WEXFORD

Set amidst the glorious countryside of Bree, Co. Wexford, 1 Garranstackle Rise enjoys a tranquil rural setting within an exclusive enclave of just three houses. This appealing location offers a wonderful balance of privacy, space and countryside charm, making it an ideal choice for those seeking a peaceful family home in an established rural community.

The surrounding landscape is characterised by rolling countryside, mature hedgerows and open green spaces, providing an attractive backdrop to everyday life. The property's generous grounds, extensive lawns and established beech hedging further enhance its sense of seclusion, creating a private and sheltered environment in which to relax, entertain and enjoy the outdoors. Despite its peaceful setting, the property benefits from its position within the wider Bree area, offering a rural lifestyle without feeling isolated from the amenities and services of the surrounding communities.

Bree and the surrounding countryside provide an appealing setting for those who appreciate outdoor living, with scenic country roads and the natural beauty of rural Wexford offering opportunities to enjoy walking, cycling and the surrounding landscape. The area is particularly suited to families and those looking to enjoy a more relaxed pace of life, with the space and privacy associated with country living.

The wider Enniscorthy area provides access to a range of everyday amenities, including supermarkets, shops, cafés, restaurants, schools, healthcare facilities and sporting amenities. Enniscorthy also offers a variety of leisure and recreational facilities, together with established transport connections serving the wider county and beyond. Wexford town provides a further choice of shopping, dining, cultural and leisure attractions.

For commuters and those travelling throughout the region, the property's rural position offers access to the surrounding road network, connecting Bree with nearby towns and villages and the wider South East. This makes the location attractive to purchasers who wish to enjoy the benefits of countryside living while retaining access to employment, education and essential services.

Combining the charm of the Wexford countryside with the privacy of a small residential enclave, 1 Garranstackle Rise offers an appealing lifestyle opportunity. With its substantial grounds, peaceful surroundings and convenient access to the wider amenities of Co. Wexford, this is a location well suited to families and purchasers seeking space, comfort and tranquillity in a beautiful rural setting.









DESCRIPTION

A SPACIOUS HOME OF QUALITY AND CHARACTER

Built in 2007, this impressive four-bedroom, four-bathroom dormer bungalow offers generous, well-proportioned accommodation, complemented by a range of quality finishes and thoughtful features throughout. Extending to approximately 0.6 acres, the property presents an appealing combination of spacious interiors, comfortable living spaces and attractive landscaped grounds.

Upon entering, the magnificent entrance hall immediately sets the tone for the property. Extending to over 300 sq. ft., this exceptional space features elegant travertine floor tiling and an impressive solid timber staircase, creating a striking first impression and a wonderful sense of arrival.

The principal living room is a warm and inviting space, centred around a handsome black marble fireplace incorporating a solid-fuel stove. Maple engineered timber flooring adds warmth and character, while the generous proportions provide an ideal setting for both relaxed family living and entertaining.

A second reception room, located off the kitchen, offers a particularly attractive additional living space. Its triple-aspect design allows natural light to flow throughout the room, while the vaulted ceiling enhances the feeling of openness and volume. This versatile room would lend itself perfectly to use as a family room, informal sitting room or a comfortable space for entertaining.

The kitchen is fitted with a quality Michael Farrell Shaker-style kitchen, complemented by striking black marble worktops and a Neff gas hob and oven. Porcelain floor tiling extends through the kitchen and dining area, creating a practical yet stylish finish that complements the home's overall specification. The layout provides an excellent setting for everyday family life, with the adjoining reception space offering additional flexibility.

The accommodation comprises four bedrooms and four bathrooms, providing excellent flexibility for families and visiting guests alike. The bathrooms are finished with floor-to-ceiling porcelain tiling, contributing to a cohesive and contemporary appearance throughout.

Comfort and convenience have been carefully considered, with underfloor heating throughout the property, double glazing, a surround-sound music system and a Vacuflo central vacuum system. These features, together with the quality flooring and kitchen finishes, enhance the home's overall appeal.

Outside, the property occupies an attractive site of approximately 0.6 acres. A cobblelock driveway provides generous parking and an appealing approach, while extensive lawns and beech hedging create an attractive, established setting. A large outdoor shed provides valuable additional storage or practical workspace.

Combining generous accommodation, quality finishes, impressive reception spaces and a peaceful countryside setting, 1 Garranstackle Rise represents an excellent opportunity to acquire a substantial family home in beautiful rural Co. Wexford.



















ACCOMMODATION

Ground Floor

Entrance Hallway	5.50m x 5.56m	Travertine marble tiled floor, solid oak staircase to first floor.
Guest W.C.	2.00m x 1.89m	Porcelain tiled floor, w.c. and w.h.b
Plant Room	1.23m x 2.26m	
Sitting Room	4.10m x 4.68m	Black marble fireplace with solid fuel burning stove, maple engineered flooring,
Kitchen / Dining Room	4.66m x 6.70m	Porcelain tiled floor, Michael Farrell shaker kitchen with floor and eye level units, black marble countertop, Franke sink, integrated Neff dishwasher Neff oven and Neff gas hob.
Utility Room	2.78m x 1.91m	Porcelain tiled floor, washing machine, tumble dryer, and Vacuflo system.
Family Room	3.90m x 3.57m	Maple engineered wood floor and double height vaulted ceiling.
Bedroom 4	2.66m x 3.80m	Shower room ensuite.
Ensuite	1.79m x 2.64m	Porcelain tiled floor to ceiling, shower stall with electric shower, w.c. and w.h.b.

First Floor

Landing	1.80m x 6.70m	
Master Bedroom	4.30m x 3.47m 1.89m x 1.52m	Shower room ensuite
Ensuite	2.24m x 2.11m	Porcelain tiled floor to ceiling, shower stall, w.c. and w.h.b
Bedroom 2	2.97m x 4.40m	
Bedroom 3	3.90m x 3.10m	Fitted desk and wardrode.
Bathroom	2.59m x 2.35m	Porcelain tiled floor to ceiling, shower stall, bath, w.c. and w.h.b.

Total Floor Area: c. 188 sq. m. (c. 2,023 sq. ft.)















Features

- Constructed in 2007
- Four bedrooms and four bathrooms
- Two reception rooms
- All appliances included in the sale
- Michael Farrell Shaker-style fitted kitchen
- Black marble kitchen worktops
- Neff gas hob and oven
- Underfloor heating throughout
- Double glazing throughout
- Vacuflo central vacuum system
- Central Entertainment System throughout house
- Surround-sound music system in sitting room
- Maple engineered timber flooring in both reception rooms
- Travertine-tiled entrance hall
- Porcelain tiling in the kitchen, dining area and bathrooms
- Impressive entrance hall extending to over 300 sq. ft.
- Triple-aspect family room with vaulted ceiling

Outside

- Generous site extending to approximately 0.6 acres
- Extensive lawns and landscaped grounds
- Attractive cobblelock driveway
- Established beech hedging
- Large outdoor shed
- Beautiful rural surroundings
- Located within a small enclave of just three houses

Services

- Oil-fired central heating (OFCH)
- Mains electricity (ESB)
- Broadband
- Septic tank
- Private well water supply
- Thermal Solar Panels

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

DIRECTIONS: **Eircode Y21 PV25.** Coming from Wexford town, take the 1st left hand turn after the village of Ballyhogue. 1 Garranstackle Rise is 900 metres on the left and side.




Ensuite
Bedroom 4
Utility Room
Plant Room
Kitchen / Dining Room
Family Room
Sitting Room
Hallway
WC
E
S
N
W
Floor 0



Building Energy Rating (BER): B BER No. 120041843
Energy Performance Indicator: 127.23 kWh/m²/yr

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



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