



BW/R673/PSF

FOR SALE BY PRIVATE TREATY

'TEACH NA ROSANNA', PRIESTHAGGARD, CAMPILE, CO WEXFORD Y34 KO93

**Stunning 4 Bed Residence on c 0.7 acres
landscaped grounds, only 5 minutes to Village.**



Guide Price: €415,000

This impressive and meticulously decorated 4 bedroom home of c 2,185 sq ft, built in 2006 is a smart and modern presentation with high end features and finishes such as a modern high gloss kitchen, 2 solid fuel stoves, handcrafted wooden staircase and quality carpet and tile flooring. The excellent accommodation is well laid out with a bright and spacious ground floor open living plan, light filled rooms and views of the nicely landscaped garden and patio area. With only a c 5 min drive to the village amenities of Campile and to the beautiful grounds of John F. Kennedy Arboretum, famous Duncannon beach only a c 10 min drive, New Ross c 15 mins and Waterford City c 25 mins drive, this property is a true gem and viewing comes highly recommended!

TOP QUALITY FAMILY HOME!



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Accommodation:

Entrance Hallway - 12ft 10in x 9ft 10in PVC entrance door with side lights, tile flooring with feature inlaid center, custom made solid wood and painted staircase with carpet steps.

Kitchen/Dining/Living- 32ft 10in x 15ft large open floor plan with tile flooring in kitchen/dining area, carpet flooring and solid fuel stove with brick surround in living area, high gloss finish kitchen cabinets, laminate counter tops with tile splash back, integrated dishwasher, large stove with 5-ring gas top and electric oven & grill, large porcelain sink, breakfast bar, double patio doors to exterior and access to utility room and guest WC.

Utility Room - 9ft 7in x 6ft 9in linoleum flooring, laminate counter top, washer and dryer hook-up and back door access.

Guest WC - 9ft 7in x 4ft 6in linoleum flooring, WC and WHB.

Sitting Room - 15ft 10in x 13ft 4in laminate flooring, solid fuel stove with Marble surround, custom-built TV/display/shelving unit, 2 windows and access to study.

Study - 13ft 4in x 7ft 6in laminate flooring, built-in office workstation & storage and door access to sun lounge.

Sun Lounge - 15ft 4in x 14ft 6in carpet flooring and French doors to exterior.

Top Landing - 12ft 9in x 9ft 8in carpet flooring, dormer window, hot press/linen closet and access to attic via Stira stairs.

Hallway - 9ft 2in x 4ft 1in carpet flooring.

Bedroom 1 - 13ft 6in x 10ft 6in carpet flooring, built-in wardrobe and dormer window.

Bedroom 2 - 14ft 9in x 12ft 6in carpet flooring and built-in wardrobe.

Bedroom 3 - 12ft 10in x 10ft 8in carpet flooring, built-in wardrobe and en-suite.

En-Suite - 7ft 1in x 3ft solid wood flooring, WC and window.

Bedroom 4 - 15ft x 11ft 9in carpet flooring, fully shelved out walk-in wardrobe 6ft 6in x 5ft 6in, 2 dormer windows and en-suite.

En-Suite - 7ft 1in x 3ft solid wood flooring, enclosed shower, WC, WHB and skylight.

Bathroom - 9ft 6in x 7ft fully tiled, soak tub, enclosed pressure shower, heated towel rail, WC, WHB and skylight.

Property Features:

- Stunning 4 Bed Residence of c 2,185 sq ft with attractive full stone and brick front façade.
- Immaculate condition with exceptional internal décor and high-end finishes throughout.
- C. 0.7 acre site with landscaped front garden and lawn area, feature flower bed, attractive enclosed and tiled front patio, rear garden area with storage sheds, cobble stone patio and raised play area, mature lawns, shrubs & trees, large wooden garden shed/workshop.
- Entrance with stone piers, wood & metal gates, walled and gravel driveway with ample parking.
- Slate roof and double glazed PVC windows.
- Peaceful country setting, yet close to all amenities.
- Fully alarmed.
- Only c 1 km to Horeswood National School and walking distance to Kilmokea Gardens.
- Only 5 minutes' drive to village amenities of Campile and to famous John F. Kennedy Arboretum and 9-hole Golf Course & GAA Club.
- In very close proximity to numerous attractions such as Duncannon Beach, the Dunbrody Famine Ship, Dunbrody Abbey, Kennedy Homestead.
- C 30 mins from the stunning Coastline and beaches of the Hook Peninsula.
- 15 minutes to New Ross Town and easy commute to Waterford City.

Services:

Mains water, ESB, Bioseptic system, O.F.C.H. and 2 solid fuel stoves. Telephone, Satellite TV and Fiber Optic Broadband available.

Exterior and Interior Images:



