



BW/R578/SM

FOR SALE BY PRIVATE TREATY

'SEA BREEZE', HOOK HEAD, FETHARD-ON-SEA, CO. WEXFORD Y34 H290

Exceptional 6 Bed Home with Double Garage on c 2 acres with Panoramic Ocean Views!



GUIDE PRICE: €440,000

A luxurious 6 bedroom dormer style home of c 3250 sq ft, on c 2 acres in an exclusive setting! To simply use a word like 'magnificent' to describe the views and setting of this stunning home would be an injustice. With breath taking ocean views to enhance your daily life, this home is a unique expression of light and form throughout two stories of comfortable and gracious living space, with expanded views of the surrounding countryside and fabulous ocean views from almost every room. The bright and spacious open plan kitchen/dining/sun lounge area is ideal for entertaining. Built c 2006, it is finished to the highest standard and is in walk-in condition throughout. With numerous secluded beaches close by and only minutes to the famous Hook Lighthouse, this house would make a perfect family home or holiday retreat!

LOCATION AND HIGH QUALITY!

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Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not

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Accommodation:

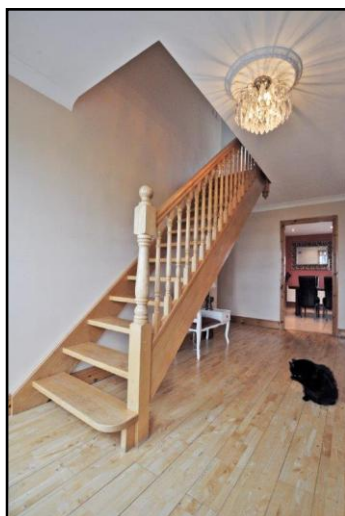
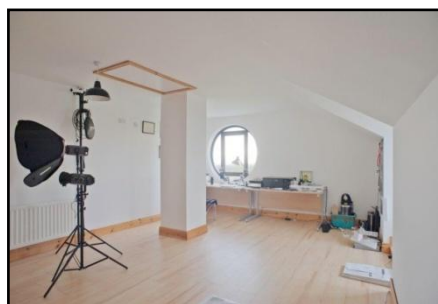
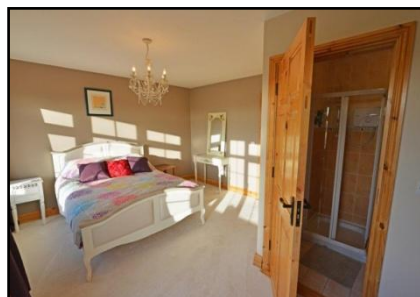
- **Entrance Hall** - **17ft x 7ft 6in** semi solid maple wood flooring, PVC front door with side lights, coved ceiling and hand crafted white oak staircase.
- **Hallway to bedrooms-** **25ft 6in x 3ft 6in** semi solid maple wood flooring, coved ceiling, large double hot press.
- **Living Room** - **16ft 7in x 14ft 10in** carpet flooring, coved ceiling, Henley 30kw solid fuel stove with back boiler, side window and large bay window with stunning views of landscaped front lawn area, Loftus Hall and the Hills of Dunmore East.
- **Kitchen/Dining Room-** **24ft 8in x 13ft 10in** bright and spacious open floor plan featuring fully tiled flooring, recessed lighting, solid Oak waist and eye level kitchen cabinets, laminate counter tops, with tile splash back, stainless steel sink, built-in eye-level double electric double oven and microwave, 5-ring gas hob with overhead extractor fan, integrated dishwasher and fridge/freezer, breakfast counter, kitchen window overlooking side lawn area and sea, access to utility room, open to large sun lounge.
- **Sun Lounge** - **21ft 9in x 14ft** tiled flooring, high wood paneled vaulted ceiling, fully glassed with panoramic views of the sea from Kilmore Quay to the Hook Head, doors to outside rear area.
- **Utility Room** - **9ft 2in x 7ft 2in** tiled flooring, fully fitted oak cabinets matching kitchen, laminate countertop with tile splash back, sink unit, washer hook-up, wine fridge, change over switch for generator, access to guest WC and back door access.
- **Guest WC** - **6ft 7in x 3ft 8in** tiled flooring, WC, WHB.
- **Bedroom 1** - **16ft 10in x 13ft** carpet flooring, large double windows overlooking front lawn area and Loftus Hall, En-suite.
- **En-suite 1** - fully tiled floor and walls, sink with under cabinet, glass enclosed electric Triton shower and WC.
- **Bedroom 2** - **17ft 4in x 13ft** carpet flooring, window with views of front lawn area and Loftus Hall. En-suite 2 sharing with bedroom 3.
- **En-suite 2** - **9ft 2in x 7ft 2in** fully tiled floor and walls, sink with under cabinet, glass enclosed electric Triton shower and WC.
- **Bedroom 3** - **15ft 5in x 13ft** carpet flooring, stunning views of rear garden and ocean. En-suite 2 sharing with bedroom 2.
- **Family Bathroom** - **12ft 9in x 8ft 4in** fully tiled floor and walls, bath tub, overhead shower, sink with under cabinet, WC and window to rear.
- **Top Landing Area** - **12ft 8in x 6ft** carpet flooring, vaulted ceiling, skylight with panoramic ocean views.
- **Hallway to Bedrooms-** **19ft 6in x 4ft 6in** carpet flooring.
- **Office** - **9ft 7in x 8ft 7in** currently used as bedroom, laminate flooring, vaulted ceiling, large dormer window with panoramic ocean views.
- **Bedroom 4** - **21ft x 14ft** currently used as studio/office, laminate flooring, vaulted ceiling, large dormer window and large custom circular window with panoramic ocean views. Attic access via Stira stairs.
- **Bedroom 5** - **18ft 6in x 7ft 9in** laminate flooring, vaulted ceiling, skylight with stunning views of the ocean.
- **Bedroom 6 (Master)** - **22ft 3in x 14ft 8in** carpet flooring, vaulted ceiling, large custom **walk-in wardrobe 10ft 6in x 9ft** (laminate wood grain flooring,, large dormer window to front, skylight and custom circular window with panoramic ocean views.
- **Master En-suite 3** - **18ft 7in x 8ft** featuring fully tiled floor and walls, sink with under cabinet, 10-jet soak tub for ultimate relaxation, glass enclosed electric Triton shower, WC, skylight with panoramic ocean views, access to 2 attic storage areas.

Property Features and Services:

- Exceptional 6 bed house on c 2 acres of mature lawns in an exclusive setting.
- Built in c 2006 with double block insulated cavity walls and top class features.
- C 3,250 sq ft of bright and spacious living areas, in pristine condition throughout.
- **Detached double garage 32ft 9in x 22ft 10in** with double electric roll-up doors, natural slate roof, side entry door, 4 windows and loft/storage area.
- PVC external doors, black PVC double glazed windows and natural slate roof.
- Tar and chip driveway with large front and side yard, providing ample parking.
- Located on the Hook Head Peninsula, only mins away from the famous Hook Lighthouse and just across from the legendary 'Loftus Hall'.
- Panoramic Ocean views from Kilmore Quay to the Hook Head.
- Stunning views of the hills in Dunmore East.
- Close to villages of Duncannon and Fethard-on-Sea with local shop only 1 km.
- New Ross Town accessible in just 30 minutes.
- Waterford City only 30 min via Ballyhack Passage East Car Ferry.
- Wexford Town approx 45 min drive and Rosslare Harbour 1 hr away.
- Mains water, Bioseptic system, ESB, O.F.C.H., fireplace with back boiler, Sky TV, telephone and fast speed Fiber Broadband available.

Exterior and Interior Images:





FOR DIRECTIONS, VIEWINGS AND MORE INFORMATION PLEASE CONTACT:

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