

FOR SALE

AMV: €299,000

File No.E518.CWM



‘Willowbank’, Screen, Co. Wexford Y21 X9D0

- Charming, detached countryside bungalow extending to c. 94 sq.m. (1,012 sq.ft.), occupying beautifully landscaped gardens of c. 0.32 acres in a peaceful yet highly convenient setting.
- Ideally located just minutes from the award-winning Curracloe Beach, the welcoming village of Screen and less than a 15-minute drive from Wexford Town, offering the perfect balance of rural tranquillity and modern convenience.
- Beautifully presented throughout with three bedrooms, a stylishly renovated family bathroom, an upgraded kitchen with Stanley stove and light-filled living accommodation designed for comfortable family living.
- Exceptional outdoor amenities including a detached workshop with home office, a sun terrace cabin, productive raised vegetable beds, enclosed gardens and charming smallholding features including a goat shed and hen pen.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

‘Willowbank’, Screen, Co. Wexford Y21 X9D0

Nestled in the peaceful countryside just outside the picturesque village of Screen, ‘Willowbank’ is a delightful, detached bungalow offering an idyllic lifestyle in one of County Wexford’s most desirable rural locations. Set on c. 0.32 acres of beautifully landscaped gardens and extending to c. 94 sq.m. (1,012 sq.ft.), this charming home perfectly combines the serenity of country living with exceptional accessibility. The vibrant village of Screen, renowned for its strong community spirit, primary school, church, sports facilities and local amenities, is just minutes away, while the world-famous blue flag beach at Curracloe—celebrated for its miles of golden sand and breathtaking coastal scenery—is within easy reach. Wexford Town, with its excellent shopping, restaurants, cafés, schools and transport links, is less than a 15-minute drive, making ‘Willowbank’ an ideal home for those seeking a peaceful retreat without compromising on convenience.

The accommodation has been thoughtfully maintained and enhanced to create a warm and welcoming family home. An inviting entrance hall leads to a bright kitchen and dining room where a Stanley stove, installed in 2022, sits proudly on a raised stone hearth beside a charming bay window, creating a wonderful focal point. New windows to the kitchen together with attractive timber-effect floor tiling further enhance this comfortable and practical living space. The adjoining sitting room enjoys solid timber flooring and an open fireplace, providing a cosy setting for relaxing throughout the year. The home offers three well-proportioned bedrooms together with a beautifully renovated family bathroom, completed in 2024 to a high standard.

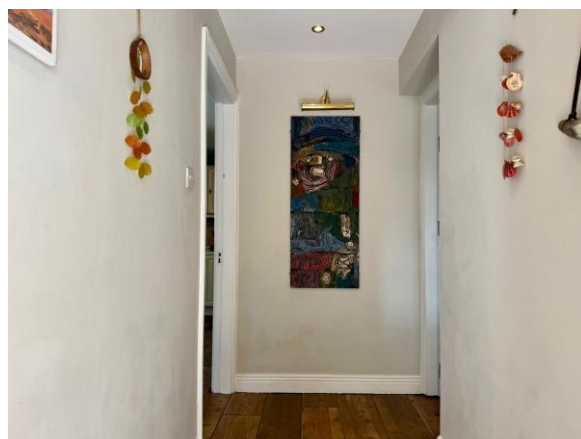
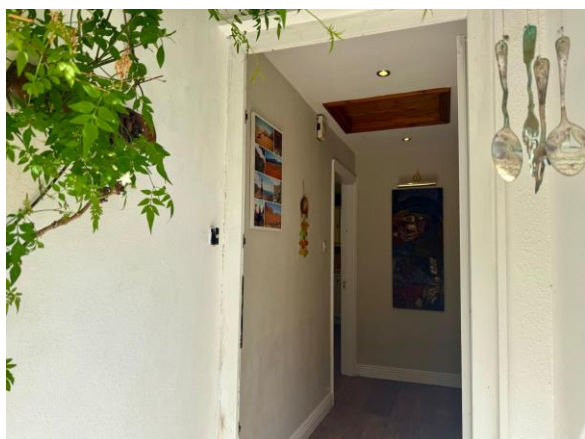


Outside, the gardens have been lovingly landscaped to create a private and peaceful sanctuary with ample space for both relaxation and recreation. A detached workshop incorporating a utility area and home office, rebuilt in 2020 and extending to approximately 20 sq.m., provides excellent flexibility for remote working, hobbies or additional storage. A separate sun terrace cabin of approximately 19 sq.m. offers a wonderful space for entertaining, wellness or simply enjoying the surrounding gardens. For those embracing a more sustainable lifestyle, the property also features productive raised vegetable beds, a goat shed and hen pen, making it perfectly suited to growing your own produce and enjoying the very best of country living. The enclosed gardens, framed by mature planting and accessed through a gated entrance, provide privacy, security and an attractive setting throughout the seasons.

‘Willowbank’ presents a rare opportunity to acquire a beautifully maintained home in an exceptional location where peaceful countryside surroundings, stunning coastline and the amenities of both Screen Village and Wexford Town are all within easy reach. Whether as a permanent family residence, a peaceful retirement home or an idyllic country escape, this delightful property offers an outstanding quality of life in the heart of County Wexford.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

Storm Porch 0.98m x 0.83m Concrete ground.

Door leading through to:

Entrance Hallway 3.00m x 1.17m Timber like tiled flooring, hatch to attic overhead.

Door to left leading through to:

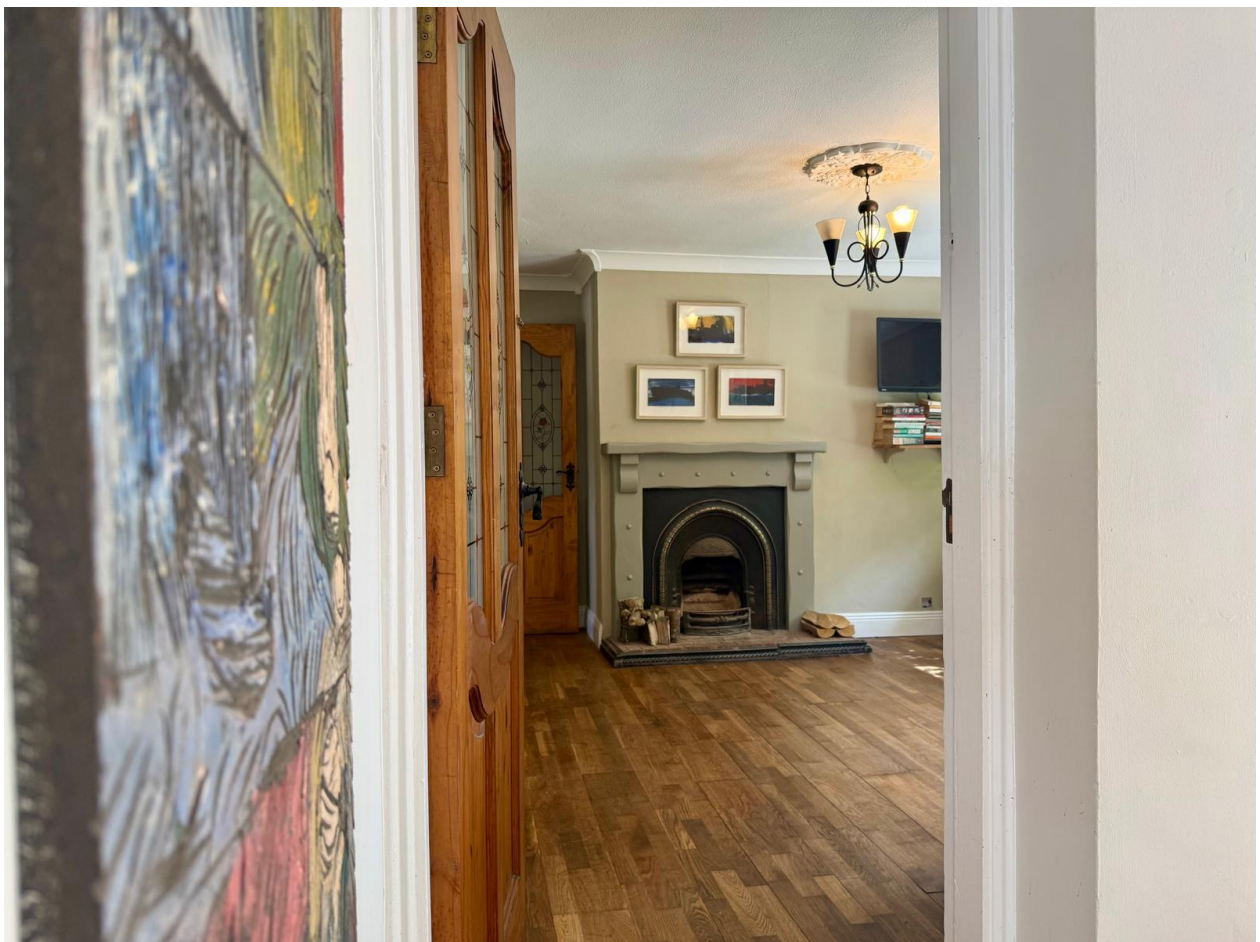
Open Plan 7.76m x 4.60m Timber like tiled flooring throughout, feature bay window overlooking front garden and driveway, solid fuel Henley stove installed in 2022 on raised hearth area, dual aspect with windows overlooking front gardens, side gardens, window over stainless steel sink and drainer replaced in recent years, pedestrian door access leading through to rear garden, a fully fitted kitchen with floor and eye level cabinetry, ample worktop space, stainless steel sink and double drainer, with tiled splashback, Belling induction four ring hob with extractor fan, double Indesit oven, Hotpoint dishwasher, integrated fridge freezer with separate country style display cabinetry.

From central hallway, door leading through to:

Sitting Room 4.62m x 3.65m Timber flooring, open feature fireplace with cast iron insert and timber surround, coving, ceiling rose and broadband plug point.

Glass door leading through to bedroom quarters:







ACCOMMODATION

Corridor	2.05m x 1.03m	Timber flooring, hatch to attic, electric fuse boards.
Bedroom 1	3.59m x 3.35m	Timber laminate flooring, two window overlooking front garden, built in wardrobe with storage overhead with open shelves and locker pockets. Double doors to hot-press and further storage.
Bedroom 2	3.75m x 2.69m	Timber laminate flooring, two windows overlooking rear garden.
Bedroom 3	2.74m x 2.39m	Timber laminate flooring, window overlooking rear garden.
Family Bathroom	1.83m x 1.53m	Fully renovated in 2024, tiled flooring, bath with Triton T90 sr electric pump shower with rainwater shower head, w.h.b with built in cabinetry underneath and w.c., wall mounted heated towel rail and vinyl floor to ceiling wrap with extractor fan built in.

Total Floor Area: c. 94 sq.m / 1,012 sq.ft









Features

- Countryside Bungalow
- Built in 1960
- Extending to c. 94 sq.m / 1,012 sq.ft.
- Three bedrooms, one bathroom

Outside

- Landscaped gardens c. 0.32 Acres
- Separate workshop / utility with home office rebuilt in 2020 4.48 x 4.42mtrs - c. 20 sq.m
- Sun terrace cabin 4.92 x 3.94 - c. 19sq.m
- Goat shed & hen pen
- GIY Raised beds
- Enclosed gardens with gated entrance

Services

- Mains water
- Septic Tank
- OFCH
- Fibre Broadband

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: Y21 X9D0



Building Energy Rating (BER): D BER No. 119630077
Energy Performance Indicator: 268.58 kWh/m²/yr

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

Sales Agent

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