FOR SALE

AMV: €650,000 **File No.E144. CM**



"Brookfield House", Garrylough, Castlebridge, Co. Wexford

- **Elegant 4-bedroom family home extending to c. c. 355 sq. m. / c. 3,821 sq. ft.**
- **Set on a c. 3.23 acre plot with a meandering tree-lined avenue and mature woodland boundaries offering complete privacy.**
- **Superb location 5 minutes from Castlebridge and less than 15 minutes from Wexford town centre.**
- **A stone's throw to north Wexford's beautiful coastline and array of sandy beaches including Curracloe's 'Blue Flag' beach.**
- **South-facing sunroom with patio access perfect for entertaining and al fresco dining during the summer months.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

Kehoe & ASSOC.





Location

"Brookfield House" enjoys a truly enviable position just 12 minutes' drive from Curracloe's 'Blue Flag' beach, Raven Forest woodland walking trail, and North Wexford's stunning coastline. A short 5-minute drive will bring you to Castlebridge Village, offering an array of excellent amenities including a supermarket, primary school, coffee shop, Italian and Chinese takeaways, pub, pharmacy, and service station. Local sports clubs including Shelmaliers GAA Club and Bridge Rovers AFC ensure everything you need is within easy reach. In addition, Wexford Town is less than 10 minutes' drive away offering an array of bars, restaurants, hotels, coffee shops and shopping options. For commuters, excellent road connections ensure easy access to the M11 motorway, making South County Dublin accessible in 1 hour 20 minutes and Dublin Airport approximately 1 hour 40 minutes away.











“Brookfield House”, Garrylough, Castlebridge, Co. Wexford

Set on an idyllic, mature c. 3.23 acre site offering complete privacy, “Brookfield House” is a most impressive family residence extending to c. 355 sq.m. / 3,821 sq.ft. of light-filled and versatile accommodation. A meandering, tree-lined avenue leads you to this private retreat, creating a striking first impression and adding to the mystique of the setting.

Internally, the property is equally captivating. The sitting room forms the heart of the home, with a vaulted ceiling, exposed timber beams, and a raised fireplace lending a warm and inviting ambience. The accommodation is thoughtfully arranged and includes 4 bedrooms, with the master suite featuring a walk-in wardrobe and ensuite bathroom. A large home office provides flexibility and could easily function as an additional lounge area. The kitchen and dining room flow seamlessly to a south-facing sunroom, where natural light floods in and double doors open onto a patio area — perfect for al fresco dining and entertaining. A spacious utility room and access to the integral garage complete the ground floor accommodation.

Upstairs, an expansive games room area provides further space for family living or recreational use and a large walkin storage room adds to the functionality of this wonderful home.

Outside, “Brookfield House” enjoys extensive grounds surrounded by mature trees, ensuring total privacy. The expansive westerly-facing rear lawn offers a perfect backdrop for summer gatherings and outdoor activities, making this excellent home a true haven for family life.









ACCOMMODATION

Ground Floor

Entrance Hallway	5.30m x 5.13m (max)	Pitch pine flooring and stairwell to first floor. Feature dual door entrance into sitting room.
Hotpress		
Hallway	7.87m x 1.26m	Carpeted flooring.
Kitchen / Dining Area	8.17m x 5.38m	Tiled floor, floor and eye level units, integrated Neff oven, microwave, integrated dishwasher, red brick feature wall, 5-ring Smeg gas hob, Siemens fridge, kitchen island unit, exposed timber beams from The Pillar, Wexford and vaulted ceiling over dining area.
Rear Entrance	2.42m x 1.05m	Tiled floor and door to rear garden.
Hallway	1.73m x 1.34m	Tiled floor.
Guest W.C.	2.03m x 0.75m	Tiled floor, w.c. and w.h.b.
Sunroom / Living Room	3.76m x 3.61m	Tiled floor, vaulted ceiling, triple aspect windows and French doors to rear garden area.
Utility room	3.78m x 1.79m	Tiled floor, floor level units with stainless steel sink and countertop, washing machine and dryer. Door into integral garage
Home Office / Study	4.86m x 4.40m	Carpeted flooring.
Sitting Room	5.57m x 5.31m	Pitch pine flooring, pitch pine double doors, vaulted ceiling with exposed Harland and Wolff timber beams from Belfast slipway, dual aspect windows, feature bay window with sailors window above, raised solid fuel stove with granite hearth and Paulstown Quarry, Kilkenny dry stone surround.
Family Bathroom	3.76m x 2.66m	Lino flooring, wall panelling, bath, w.c., w.h.b., Mira power shower stall and tiled surround.
Bedroom 4	3.84m x 3.54m	Carpeted flooring.
Bedroom 2	3.80m x 3.74m (max)	Carpeted flooring and built-in wardrobe units.
Bedroom 2 Private W.C.	1.69m x 1.00m	With w.c. and w.h.b. with tiled splashback.
Bedroom 3	5.15m x 3.50m	Carpeted flooring and built-in wardrobe units.
Master Bedroom	4.72m x 3.76m	Carpeted flooring.
Ensuite	1.97m x 1.84m	Lino flooring, w.c., w.h.b., shower stall with Mira power shower and tiled surround.
Walk-in wardrobe	1.97m x 1.57m	

First floor

Landing Area	2.84m x 1.15m	Pitch pine flooring.
Games Room	10.80 m x 4.65m	Carpeted flooring.
Attic Storage 1	4.38m x 3.73m	Carpeted flooring.
Attic Storage 2	5.72m x 3.62m	Carpeted flooring
Integral Garage	5.90m x 5.77m	Concrete floor and automated roller door.

Total Floor Area: c. 355 sq.m. / c. 3,821 sq.ft. ***(Including Integral Garage)***




















PARIS









Features

- Elegant 4-bed family residence
- Flexible acc. extending to c. 355 sq. m. / c. 3,821 sq. ft
- South-facing sunroom with vaulted ceiling
- Presented in excellent condition
- First-floor games room
- Integral garage
- Thoughtfully designed layout
- Feature Hallmark stone façade on entire house.

Outside

- Secluded c. 3.23 acre plot
- Mature woodland boundaries
- Meandering tree-lined avenue
- Expansive westerly-facing rear lawn
- South-facing patio area
- Landscaped gardens with excellent privacy
- Stream and Garrylough Bridge on site
- Oak trees planted from acorns from Edenvale in 1988

Services

- Mains water
- Septic Tank
- O.F.C.H.
- Fibre broadband available
- Fully alarmed

NOTE: This sale is inclusive of all blinds, curtains, carpets, white goods and the pool table & table-tennis table in the games room. Some light fittings are expressly excluded from the sale.

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

DIRECTIONS: From Wexford Town: Head over Wexford bridge and continue into Castlebridge. Proceed straight through Castlebridge and turn left after 1.5km onto Ballymartin. Continue for 300m and turn right at the 'T' junction. In 1.7km the property for sale will be on your left-hand side. **Eircode: Y35 VW32**




Coca-Cola
gregal














Rear Hallway
2.73 x 1.36 m
WC
1.77 x 2.03 m
Sunroom / Living Room
3.61 x 3.75 m
Kitchen / Dining Room
5.34 x 8.14 m
Utility Room
3.75 x 1.78 m
Home Office / Study
4.83 x 4.37 m
Integral Garage
5.79 x 5.92 m
Sitting Room
5.55 x 5.27 m
H/P
1.13 x 2.30 m
Hallway
5.15 x 2.83 m
WC
1.68 x 1.01 m
Wardrobe
Bathroom
3.73 x 2.61 m
Bedroom 2
3.73 x 3.78 m
Bedroom 3
5.12 x 3.49 m
Wardrobe
Hallway
1.27 x 7.71 m
Bedroom 4
3.50 x 3.82 m
Bedroom 1
3.76 x 4.72 m
Ensuite
1.83 x 1.96 m
Walk-in Warobe
Floor 0
Approximate total area(1)
257.4 m²
Reduced headroom
0.8 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Building Energy Rating (BER): C3 BER No. 118348499

Energy Performance Indicator: 205.68 kWh/m²/yr

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



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