

THE ROCKS, KILMYSHALL, BUNCLODY, ENNISCORTHY, CO. WEXFORD Y21 Y803



Ref: 9162

BER B3

QUINN PROPERTY

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Exceptional Four Bedroom Dormer Style Residence With Stables, Yard And Garage On C. 1.3 Acres For Sale By Private Treaty



LOCATION:

QUINN PROPERTY are delighted to present this most unique property to the market. Located with convenient access to multiple towns and villages, it is guaranteed to appeal to many. 100 metres from the centre of Kilmyshall Village, Bunclody is 3.5km, Clohamon 3km, Enniscorthy 18km, N80 2km, M11 18km away. Bunclody is a thriving town in Wexford, adjoining the Carlow border, with a number of primary and secondary schools, a large selection of supermarkets, cafés, pubs, restaurants, essential services, and an excellent range of recreational amenities. Benefitting from an outdoor swimming pool, playground, tennis courts, a highly renowned golf course, and scenic walking trails. The Rocks is just 2km from the N80 connecting to Carlow and the M11.



DESCRIPTION:

Beyond a striking set of electric gates, a charming cobblelock driveway leads to this impressive residence, beautifully framed by mature, landscaped gardens that create a warm and welcoming first impression. Thoughtfully designed to combine privacy with practicality, the grounds provide a peaceful and tranquil setting to enjoy throughout the seasons. To the side of the home, an exceptional outdoor entertaining area awaits, featuring a beautifully designed patio complete with a built-in wood-fired pizza oven and barbecue, perfectly positioned with direct access from the conservatory for effortless indoor-outdoor living. A separate, dedicated children's play area complements the garden, ensuring there is space for every member of the family to relax, entertain, and enjoy this exceptional outdoor environment.



The entrance hall accommodates a beautifully designed feature staircase, from here the hall leads to an open plan kitchen/dining room which flows seamlessly into the conservatory, creating a bright, modern living area, making it the heart of the home and offering an abundance of space for family life. The sunroom benefits from a vaulted ceiling, large picture windows and double doors opening out onto the patio creating seamless indoor-outdoor living area. Located to the rear of the kitchen is a utility room enhancing the practicality of the layout. The ground floor offers excellent versatility, with a family bathroom, bedroom and separate comfortable living room providing ample space for everyday living and entertaining.



The first floor comprises of three generously proportioned bedrooms, each benefiting from its own beautifully appointed en-suite bathroom, providing luxurious and private accommodation for family members and guests alike. A spacious, sweeping landing enhances the sense of light and openness on this level and providing access to the hot press and each bedroom. The master bedroom is designed with comfort and relaxation in mind. It is a true sanctuary, offering an abundance of space complemented by two large fitted wardrobes that provide excellent storage. The luxurious en-suite bathroom is elevated by a jacuzzi-style sauna shower, creating the perfect setting to unwind and enjoy in your own home.

Beyond the feature garden wall lies an expansive outdoor space offering endless possibilities for both recreation and practicality. Beautifully proportioned and exceptionally versatile with a separate entrance approached by electric gates, this impressive area provides ample room for families, or those seeking additional lifestyle space. A superb range of outbuildings further enhances the property, including a large garage, a separate home office, a workshop, and stables, making it ideally suited to a variety of uses. From home working and storage to hobby farming or equestrian pursuits. This exceptional outdoor setting offers a rare combination of space, flexibility, and potential, creating an ideal environment to adapt and enjoy for years to come.

Entrance Hall:	5.65m x 4.09m	Tiled floor, stairs to first floor, under stair storage
Kitchen/Dining Room:	9.32m x 3.96m	Tiled flooring, granite worktops, tiled splashback, range-master cooker, dishwasher, fridge freezer, solid fuel burning stove, bay window
Utility Room:	2.17m x 1.46m	Tiled floor, fitted units, washing machine, dryer, back door
Sun Room	4.32m x 3.61m	Tiled flooring, double doors to patio & BBQ area
Living Room:	3.96m x 4.74m	Carpet flooring, open fire with marble surround
Bathroom:	2.17m x 2.10m	Fully tiled, bath, shower, W.C., W.H.B., heated towel rail
Bedroom 4:	3.30m x 2.68m	Carpet flooring, fitted wardrobe
Landing:	4.67m x 3.36m	Timber flooring
Hot Press:		
Bedroom 1:	4.73m x 4.00m	Timber flooring, fitted wardrobe
En-Suite 1:	2.92mx 1.20m	Fully tiled, shower, W.C., W.H.B.
Bedroom 2:	4.50m x 2.66m	Timber flooring
En-Suite 2:	3.00m x 1.20m	Fully tiled, W.C., W.H.B., shower, heated towel rail
Principal Bedroom:	4.62m x 3.43m	Carpet flooring, fitted wardrobes
En-suite:	3.56m x 3.21m	Tiled , W.C., W.H.B., heated towel rail, jacuzzi style sauna shower





SERVICES AND FEATURES:

Private Water

Septic Tank

Oil Fired Central Heating

PVC Sash Windows

Water Features

Property Extends to C. 181.8 m²

Built: 2008

Enclosed 3 Bay Steel Shed

Detached Garage

BER DETAILS:

BER: B3

BER No. 118714054

Energy Performance Indicator: 132.23kWh/m²/yr

A.M.V. €550,000







Total area: approx. 181.8 sq. metres

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