

FOR SALE

AMV: €450,000

File No.E588.CWM



Tomgarrow, Adamstown, Co. Wexford Y21 P782

- **Exceptional Family Home:** A beautifully maintained four-bedroom detached dormer residence extending to approximately 180 sq. m., presented in pristine turnkey condition and filled with natural light.
- **Generous Grounds:** Set on an impressive 0.64-acre site, offering privacy, space and exceptional potential for family enjoyment and outdoor living.
- **Elegant & Versatile Accommodation:** Featuring a bespoke handmade kitchen, spacious reception rooms, sunroom, open-fire sitting room, ground-floor bedroom and ensuite principal bedroom.
- **Superb Village Location:** Ideally positioned in thriving Adamstown, with primary and secondary schools, sporting facilities, shops, pubs and restaurants nearby, while New Ross, Wexford, Enniscorthy and beautiful south-east beaches are all within easy reach.
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

Tomgarrow, Adamstown, Co. Wexford Y21 P782

‘Exceptional Detached 4-Bedroom Dormer Residence on 0.64 Acre Site’

Set on an impressive 0.64-acre site, this beautifully presented detached dormer residence offers a wonderful combination of generous living accommodation, excellent proportions, and a superb family-friendly location. Built in 2003 and extending to approximately 180 sq. m. (1,938 sq. ft.), the property has been meticulously maintained over the past 23 years and is presented to the market in pristine, turnkey condition.

From the moment of arrival, this is a home that impresses. The spacious site provides an excellent sense of privacy and space, while the well-designed dormer layout offers versatile accommodation perfectly suited to modern family life. Throughout the house, an abundance of natural light creates a bright and welcoming atmosphere, with generous reception areas providing an ideal setting for both relaxed family living and entertaining.

On entering, the welcoming entrance hall leads through to the principal living accommodation. The sitting room is a particularly inviting space, featuring an open fireplace which creates a warm and cosy focal point and provides the perfect setting for relaxing evenings. The generous kitchen/dining area is complemented by a truly distinctive handmade bespoke kitchen, offering excellent storage and preparation space together with an integrated dishwasher and under-counter fridge. The adjoining dining room provides ample room for family meals and entertaining, while the bright sunroom is an ideal additional living space, making the most of the natural light and offering a pleasant connection to the outdoors.



Further enhancing the practicality of the ground floor is a separate utility room, providing valuable additional storage and laundry space. The ground floor also incorporates a shower room and a well-proportioned bedroom, making this level particularly versatile for families, guests or those seeking future-proof accommodation. The Jack-and-Jill-style arrangement adds further convenience and functionality to the ground-floor bedroom accommodation.

Upstairs, the spacious landing leads to three further bedrooms and the family bathroom. The principal bedroom is a generous and comfortable retreat and benefits from its own ensuite bathroom, while Bedroom 3 and Bedroom 4 provide excellent additional accommodation for children, guests, a home office or other family requirements. A well-appointed family bathroom completes the first-floor accommodation.

The overall layout strikes an excellent balance between bedroom accommodation and generous living space, while the substantial site gives the property a feeling of space and privacy that is increasingly difficult to find. Whether enjoying family life, entertaining friends or simply making the most of the surrounding countryside, this is a home designed for comfortable living.



The Location – Adamstown, Co. Wexford

The property enjoys an enviable setting close to Adamstown, a welcoming and well-established village in the heart of County Wexford. Adamstown is renowned for its strong community spirit and provides an excellent range of local amenities, making it particularly attractive to families seeking the benefits of village living without being isolated from larger urban centres.

The village provides a primary school, post-primary education, church, community facilities, sports clubs, local shop and filling station, together with a selection of pubs and restaurants. S.N. Abbáin, the local primary school, is located in Adamstown and provides primary education within the community. The village also benefits from Cóláiste Abbáin, providing post-primary education locally and further strengthening Adamstown's appeal as a family location. The availability of both primary and secondary education within the local area is a significant advantage for families with children of different ages.

Community life is a particularly strong feature of Adamstown. The local Community Centre provides a focal point for social and community activities, while local sporting organisations offer opportunities for participation across a range of ages. Adamstown AFC and Adamstown GAA are prominent parts of village life, with ongoing investment in sporting facilities and community activities. Recent local initiatives include improvements to football facilities, including an all-weather astro pitch and floodlighting.

The village also caters well for younger families, with A Place to Grow childcare service operating from Adamstown Community Centre, alongside community-based **parent and** toddler activities. The combination of education, sport, childcare, community facilities, and everyday conveniences gives Adamstown a genuine village atmosphere and makes it an appealing place in which to raise a family.

For everyday shopping and services, the village shop and filling station provide convenient essentials, while the pubs and restaurants offer opportunities to socialise locally. For a broader selection of shopping, services, restaurants, cafés and employment opportunities, New Ross, Wexford, and Enniscorthy are all readily accessible.



Excellent Regional Connectivity

Despite its peaceful rural setting, the property is exceptionally well positioned for access to the surrounding towns. New Ross is approximately 20–21 km away, representing a drive of around 15–20 minutes, while Wexford town is approximately 24–25 km away, generally around a 25-minute drive. Enniscorthy is also approximately 20 km away, giving residents convenient access to a choice of larger towns for shopping, employment, education, healthcare, and leisure.

New Ross provides an extensive range of amenities, including supermarkets, cafés, restaurants, schools, medical facilities, sporting organisations, and riverside walks, while Wexford town offers an even wider selection of shopping, dining, cultural and recreational facilities. The location therefore offers an appealing balance between the tranquillity and community atmosphere of village life and the convenience of being within easy reach of larger centres.



Coast and Beaches

For those who enjoy the outdoors, the property is also ideally positioned to explore some of the finest beaches and coastal attractions in south-east Ireland. Duncannon Beach, approximately 29 km away by road, is a superb family-friendly strand on the Waterford Harbour coastline. The mile-long golden-sand beach has been awarded Blue Flag status in 2026 and enjoys spectacular views towards Hook Head and the Waterford coastline.

Curracloe Beach, approximately 33 km away, is another outstanding coastal destination and is particularly renowned for its expansive stretch of fine sand. The beach forms part of the wider Raven area and offers access to beautiful dunes, woodland walks, and nature trails. Curracloe is a Blue Flag beach and is one of County Wexford's best-known coastal attractions.

Further coastal attractions can be found along the Hook Peninsula, with its collection of beaches, coastal walks, historic sites and scenic villages, providing an abundance of opportunities for walking, swimming, water sports, and family days out.

A Wonderful Family Home

This impressive residence represents a rare opportunity to acquire a substantial detached family home on a generous 0.64-acre site, combining spacious accommodation, a highly practical layout and an excellent standard of presentation. The property has been cared for with great attention over the years and requires little more than the new owners' personal touch.

With c. 180 sq. m. of accommodation, four bedrooms, multiple reception spaces, a bespoke handmade kitchen, ensuite facilities, utility room and extensive grounds, the property offers the space and versatility required for modern family living. Its location close to the thriving village of Adamstown, together with convenient access to New Ross, Wexford and Enniscorthy and the beautiful beaches of the south-east coast, makes this an exceptional opportunity for those seeking a quality home in a welcoming and well-connected rural community.

A superb turnkey family residence in an enviable County Wexford location — early viewing is highly recommended.

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



ACCOMMODATION

Entrance Hallway 4.24m x 3.02m

Double doors leading to:

Sitting Room 6.30m (max) x 4.97m

Solid timber floors, coving, ceiling rose.

Solid timber floors throughout, dual aspect with bay window overlooking front garden and driveway and window overlooking side driveway, coving and ceiling rose, featuring an open fire with cast iron and tile surround mantelpiece, tv points and electrical points.

From the Entrance Hall, door leading through to:

Kitchen/Dining Area 8.72m x 3.72m

Timber laminate flooring throughout. Bespoke fully fitted solid timber kitchen with painted oak and natural oak feature Belfast sink dresser with stone backsplash and tile countertop, integrated lighting throughout with display cabinetry, Tricity Bendix electric oven with four ring hob and extractor fan overhead, integrated under counter Nordemende fridge. Dining area with space for additional lounge.

Arched open alcove leading out to:

Sunroom 3.32m x 3.05m

Timber laminate flooring, French doors leading out to south facing garden, dual aspect with window surround and bespoke fitted timber shutters.

From the Kitchen, door leading through to:













ACCOMMODATION

Utility Room	3.03m x 2.89m	Solid timber floors, fully fitted utility with floor and eye level cabinet and ample worktop space, double drainer stainless steel sink, window overlooking side garden, under counter Powerpoint fridge, Classic Bosch dishwasher and Bosch washing machine, pedestrian door leading to rear garden.
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Door leading through to:

Jack & Gill Shower Room	3.02m x 1.45m	Solid timber floors, enclosed shower with floor to ceiling mosaic tiles, Gainsborough pressure pump PS1200 shower, w.h.b and w.c.
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Door leading through to:

Ground Floor Bedroom 4	4.09m x 3.61m	Solid timber floors, dual aspect with window overlooking front garden and driveway and window overlooking side garden, décor panelling with wallpaper.
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Timber carpeted staircase from Entrance Hall to:





ACCOMMODATION

First Floor

Landing Area	5.42m x 5.38m (max)	Solid timber tongue and grooved floors, dual aspect with dormer window overlooking front garden and rolling countryside hill views and Velux.
Family Bathroom	2.87mx 2.07m	Black and white tiled marble flooring, cast-iron free-standing bath with chrome shower head and faucet, Lecica w.h.b and pedestal, w.c and Velux overhead.
Master Bedroom	4.26m x 3.61m	Tongue and grooved timber floors, dormer window overlooking front garden and rolling countryside hill views, tv points and electrical points.
Ensuite	3.12m x 1.07m	Tiled mosaic floors, enclosed shower with Triton T90 sr electric shower and tiled surround and w.h.b. with mirror and light overhead and w.c., Velux overhead.
Walk in wardrobe	1.47m x 1.04m	Tongue and grooved flooring with hanging rail.
Bedroom 2	3.68m x 2.82m	Large window overlooking side gardens, tv points and electrical points.
Bedroom 3	4.25m x 3.64m	Tongue and grooved flooring, large window overlooking front garden with rolling countryside hill views, tv points and electrical points.

Total Floor Area: c. 180 sq.m / 1,938 sq.ft.







Features

- Built in 2003.
- Meticulously maintained. & in turnkey condition.
- 4 Bedrooms, 3 bathrooms
- Extending to c. 180 sq.m.
- A substantial family home in a thriving community.

Outside

- Landscaped grounds extending to c. 0.64 Acre Site
- A generous private site with mature boundaries
- Gated Entrance
- Stone and kerbed driveway
- South facing rear garden

Services

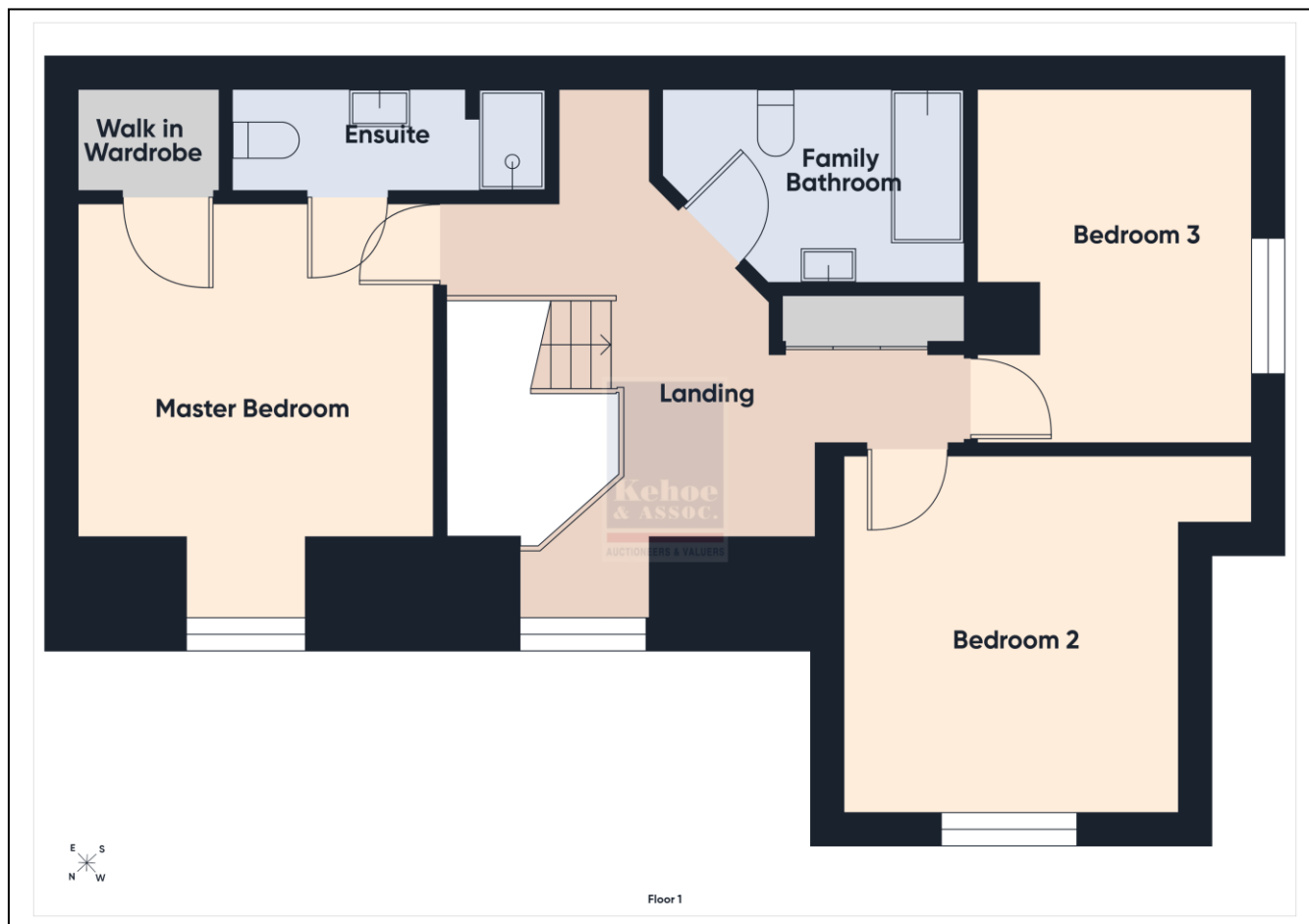
- Private Well
- Septic Tank
- OFCH (replaced in 2022)
- Fibre Broadband
- Alarm

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 P782







Building Energy Rating (BER): B BER No. 102399961

Energy Performance Indicator: 140.57 kWh/m²/yr

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141