

FOR SALE

AMV: €425,000

File No.E486 BK



Graigie Little, Fethard-on-Sea, Co. Wexford

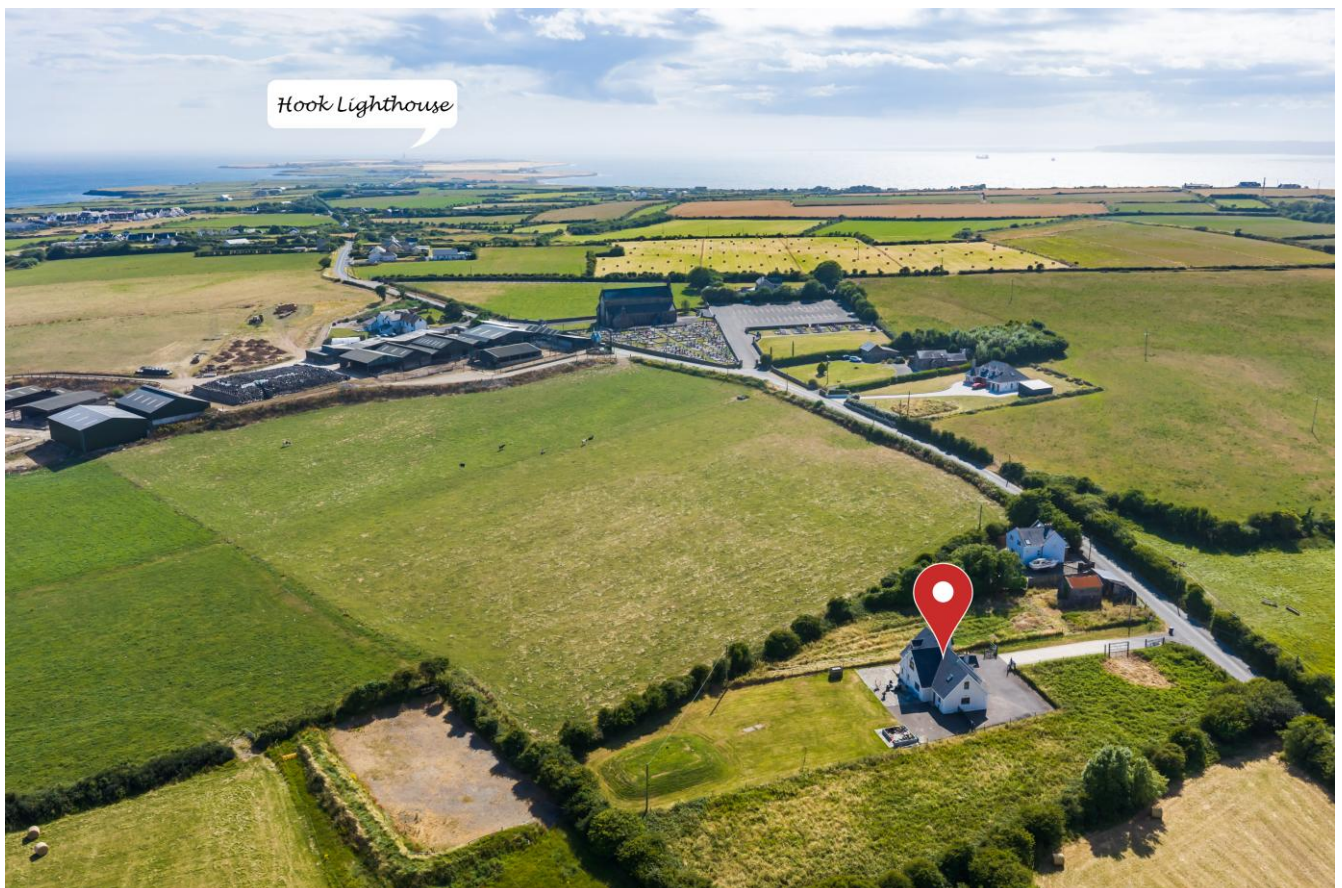
- Extending to c. 198 sq. m. / 2,131 sq. ft., with an adjoining garage extending to c. 28 sq. m. / 301 sq. ft. this impressive 4-bedroom home offers bright, well-proportioned living accommodation with excellent storage designed to suit modern family living.
- Situated just 1.7km from the renowned Sandeel Bay Beach and only 3km from the village of Fethard on the scenic Hook Peninsula, this spacious residence enjoys an exceptional coastal setting in one of South Wexford's most desirable locations.
- Constructed in 2008, this wonderful home is finished to an excellent standard throughout with solid oak flooring and doors, together with a solid ash staircase and mantelpieces, creating a warm and timeless interior.
- Set on a c. 0.24 Hectares / 0.59 Acres site with an expansive rear lawn and patio area, the property combines generous internal accommodation with excellent outdoor space, all within minutes of beaches, coastal walks and village amenities.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Graigue Little enjoys an exceptional setting on the picturesque Hook Peninsula, an area renowned for its dramatic coastline, sandy beaches and relaxed coastal lifestyle. The property is situated just 1.7km from Sandeel Bay Beach, while the popular Carnivan Beach (3.7km) and the historic Baginbun Beach (4.7km) are both within a short drive, offering excellent opportunities for swimming, surfing, paddleboarding and scenic coastal walks.

The charming village of Fethard on Sea, only 3km away, provides a comprehensive range of everyday amenities including a supermarket, primary school, community hall, cafés, pub, takeaway, pharmacy, church and sporting clubs. The wider Hook Peninsula is one of Ireland's most attractive coastal destinations, offering an abundance of attractions including Hook Lighthouse, Tintern Abbey, Dollar Bay and Booley Bay, making it one of County Wexford's most sought after coastal locations.

The Passage East Ferry provides convenient access to Waterford City, placing a wide range of shopping, educational and employment opportunities within easy reach. New Ross (30km), and Wexford Town (40km) are all readily accessible, making this an ideal location for those seeking a coastal lifestyle without compromising on convenience.



Graigie Little, Fethard-on-Sea, Co. Wexford

Kehoe & Associates are delighted to present this impressive 4-bedroom family residence to market occupying an extensive c. 0.24 Hectares / 0.59 Acres site in an exceptional coastal location just moments from Sandeel Bay Beach.

Constructed in 2008 and extending to c. 198 sq. m. / 2,131 sq. ft., this wonderful property has been exceptionally well maintained and offers bright, spacious accommodation throughout. Quality finishes are evident at every turn, including solid oak flooring and internal doors, together with a solid ash staircase and matching mantelpieces, creating a warm and welcoming family home.

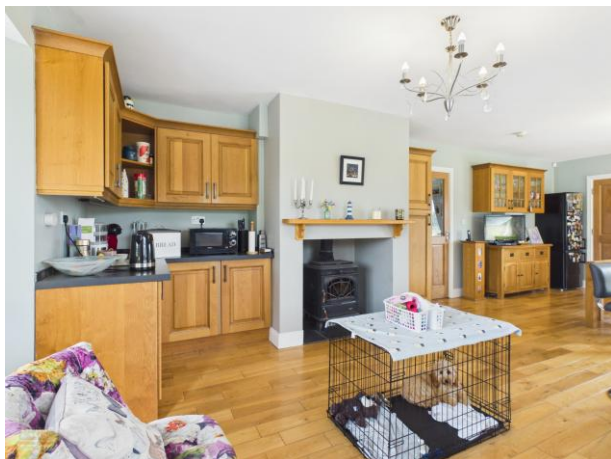
The accommodation comprises an entrance porch leading to a spacious entrance hallway with an extensive cloak and shoe storage area. A superb open plan kitchen and dining room featuring a solid fuel stove with back boiler form the heart of the home. French doors opening directly onto the rear patio provides an ideal space for everyday family living and entertaining. A separate utility room offers excellent practicality.

The ground floor also accommodates a spacious double bedroom positioned adjacent to a fully fitted shower room, making it ideal for guests, or anyone seeking ground floor living accommodation. A generously proportioned sitting room with a second solid fuel stove provides a comfortable and relaxing living space.

Upstairs, the accommodation comprises three further double bedrooms. The principal bedroom benefits from a walk in wardrobe together with a private W.C. Bedrooms two and three both offer extensive built in storage and are serviced by a well-appointed shower room located off the landing.

A particular feature of the first floor is the additional room situated above the garage, accessed through Bedroom Two. This versatile space lends itself perfectly as a home office, hobby room, children's playroom, studio or simply additional storage, depending on individual requirements.

This outstanding family home combines generous accommodation, quality finishes and a superb coastal location, making it an ideal permanent residence or lifestyle property.





ACCOMMODATION

Ground Floor:

Entrance Porch	1.82m x 1.36m	With tiled flooring.
Entrance Hallway	6.76m x 2.41m	With laminate flooring, staircase to first floor, coat rack and shoe storage.
Kitchen / Dining Room	7.97m x 4.63m	With laminate flooring, fitted kitchen with floor and eye level units, electric oven, hob, breakfast bar and solid fuel stove with back boiler. French doors to rear patio.
Utility Room	1.50m x 1.47m	With tiled flooring, countertop space, eye level storage units, plumbed for washing machine and dryer and door to rear garden.
Sitting Room	5.28m x 3.83m	With laminate flooring and solid fuel stove.
Bedroom 4	4.18m x 3.49m	With laminate flooring.
Shower Room	2.77m x 2.71m	With tiled flooring, w.c., w.h.b. with vanity unit, shower stall with pump shower and plumbed for bath.

First Floor:

Hotpress		
Shower Room	2.14m x 1.90m	With timber flooring, w.c, w.h.b. and shower stall with Triton T90sr with tiled surround.
Bedroom 2	4.43m x 3.85m	With laminate flooring and integrated wardrobe units. Door into:
Storeroom / Home Office	4.22m x 3.87m	With laminate flooring.
Bedroom 3	4.98m x 3.56m	With laminate flooring and integrated sliding robes.
Master Bedroom	3.35m x 4.65m (max)	With laminate flooring.
Private W.C.	2.11m x 1.50m	With laminate flooring, w.c. and w.h.b.
Walk-in Wardrobe	1.52m x 1.35m	With laminate flooring.

Total Floor Area: c. 198 sq.m / 2,131 sq.ft.







Features

- 4-bedroom family residence
- Exceptional coastal setting
- Built in 2008
- Accom. extending to c. 198 sq. m. / 2,131 sq. ft.
- Presented in excellent condition throughout
- Extensive cloak and shoe storage
- B Building Energy Rating

Outside

- Site extending to c. 0.24 Hectares / 0.59 Acres
- 1.7km from Sandell Bay Beach
- 3km from Fethard Village
- Tarmacadam entrance driveway
- Extensive rear lawn and patio area
- Garage extending to c. 28 sq. m. / 301 sq. ft.

Services

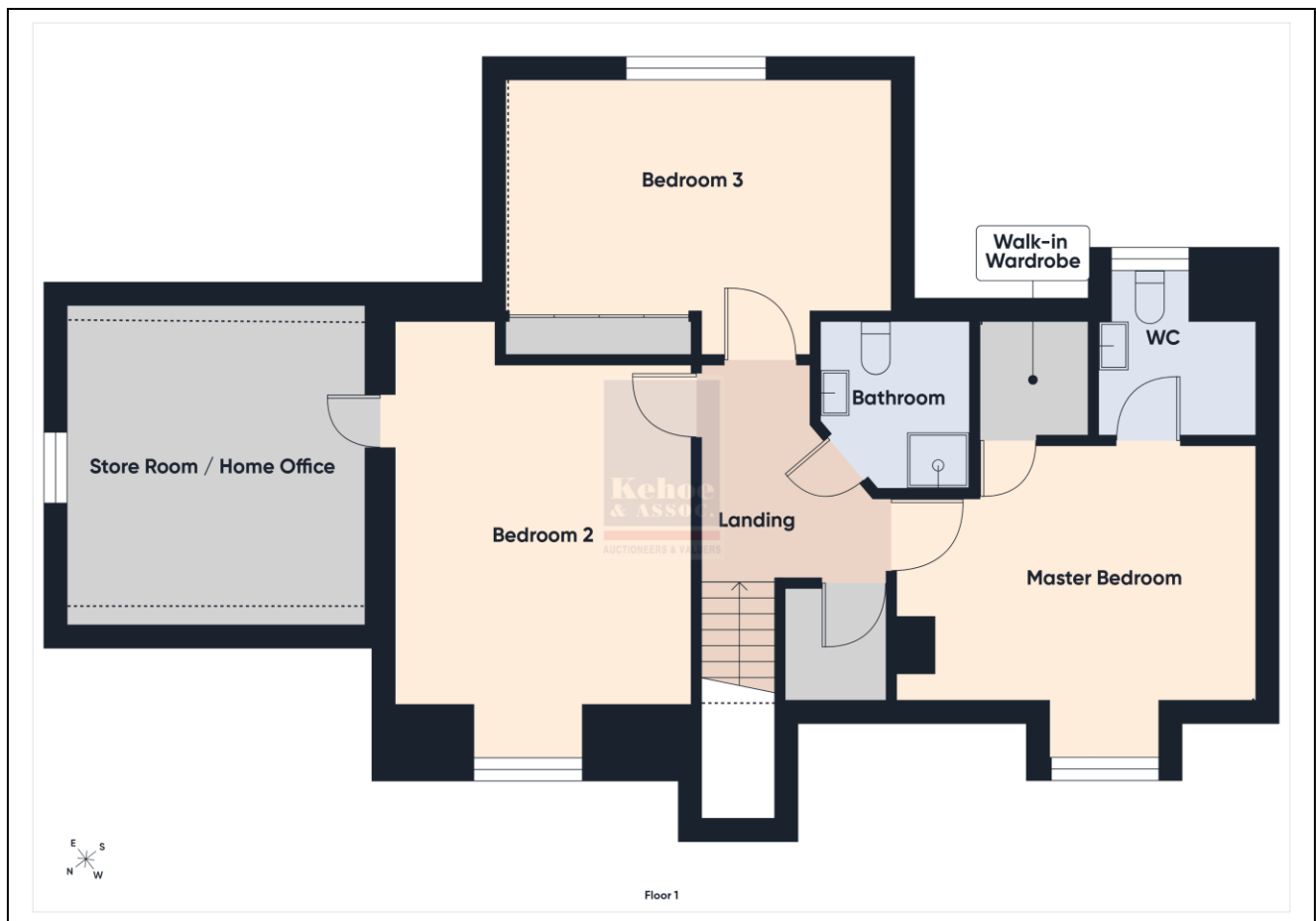
- O.F.C.H. & B.B.C.H
- Septic tank drainage
- Mains water
- ESB

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: Y34 D934







Building Energy Rating (BER): B BER No. 119657054

Energy Performance Indicator: 119.37 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle

Contact No: 087 4867175

Email: kate@kehoeproperty.com

Kehoe & Assoc.,

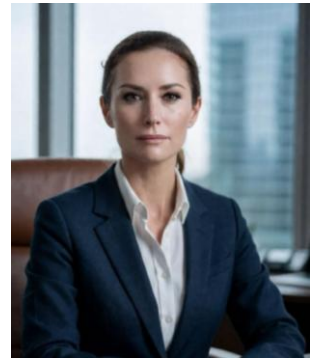
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

