

# FOR SALE

AMV: €550,000

File No.E229.CWM



## **“Sleepy Hollow”, Camblin, New Ross, Co. Wexford Y34 KW13**

- Built in 2005 this superb B2 rated family home offers spacious living quarters with 5-bedrooms, 3 bathrooms extending to c. 246 sq.m. in c. 1.59 sq.m. of landscaped gardens.
- Located less than five minutes' drive of New Ross town centre and walking distance from the Hillside Bar.
- Accommodation comprises of an entrance hall, sitting room with oil burning stove and French doors leading to the landscaped grounds, kitchen/ dining room with all appliances included, utility with hot-press and large pressure tank, master bedroom ensuite with walk in wardrobe, two further bedrooms and family bathroom. Upstairs two large bedroom, one ensuite.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393





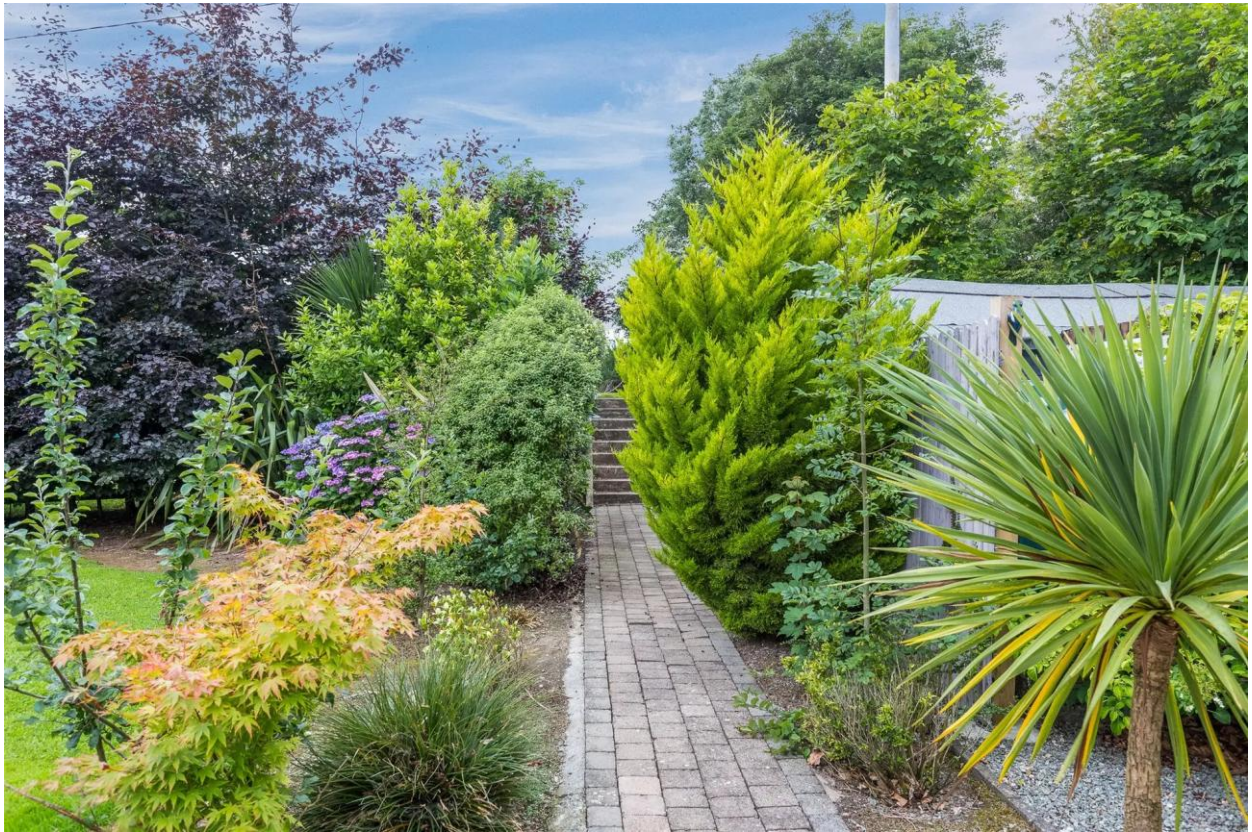
## **“Sleepy Hollow”, Camblin, New Ross, Co. Wexford Y34 KW13**

### **Spacious 5-Bed Detached Family Home on c. 1.59 Acres of Landscaped Gardens**

“Sleepy Hollow” is an impressive five-bedroom detached family home extending to approximately 246 sq.m (2,648 sq.ft), set on beautifully landscaped gardens of c. 1.59 acres. Built in 2005 and boasting a strong BER B2 energy rating, this elegant property combines comfort, space, and modern efficiency in a peaceful countryside setting just 3km from New Ross.

The accommodation is bright and well laid out. The welcoming entrance hall leads to a spacious sitting room featuring an oil-burning stove and French doors opening onto the garden. The large kitchen/dining room is fully fitted with quality units and integrated appliances, offering an ideal family and entertaining space. A utility room off the kitchen includes built-in storage, hot press, and a large pressure tank. The ground floor also comprises a master bedroom with ensuite and walk-in wardrobe, two additional bedrooms, and a family bathroom. Upstairs are two large bedrooms, one ensuite, providing flexible space for guests or family.

Outside, the property sits amid beautifully landscaped gardens extending to c. 1.59 acres with mature planting, lawns, and patio areas. A private driveway provides ample parking, while the setting offers peace, privacy, and countryside views.



### **Location – Camblin, New Ross, Co. Wexford**

Situated in the tranquil Camblin area, “*Sleepy Hollow*” enjoys the benefits of country living while being just minutes from all town amenities.

#### **Local Amenities:**

- Education: Excellent local schools including Good Counsel College, St. Mary’s Secondary School, and New Ross Educate Together.
- Shopping & Dining: A wide range of supermarkets, boutiques, cafés, and restaurants in New Ross town.
- Leisure & Recreation: Nearby access to the Barrow River, New Ross Marina, John F. Kennedy Arboretum, and Dunbrody Famine Ship Experience.
- Sports: GAA, soccer, rugby, and golf clubs all within easy reach.
- Transport: Easy access to the N25 linking Wexford, Waterford, and Kilkenny, with Rosslare Europort approx. 45 minutes away.

Located minutes from New Ross, “*Sleepy Hollow*” is close to excellent schools, shops, cafés, and leisure amenities including the Barrow River, New Ross Marina, and the John F. Kennedy Arboretum. With easy access to the N25, the property is convenient to Wexford, Waterford, and Kilkenny.

“*Sleepy Hollow*” is an outstanding family home offering space, quality, and tranquillity in a highly convenient location. Viewing is highly recommended.

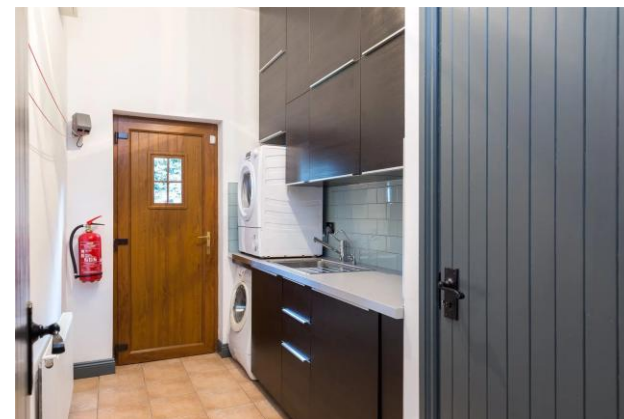
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## **ACCOMMODATION**

|                                                 |                           |                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall                                   | 2.6m x 4.2m               | Tiled flooring, radiator cover, skylight and recess lighting                                                                                                                                                                                                                                                                                    |
| Living Room                                     | 4m x 6.2m                 | Solid walnut wood flooring, stone featured chimney breast with solid fuel stove, double doors leading out to garden area.                                                                                                                                                                                                                       |
| Kitchen/Dining/Living Area                      | 5.7m x 6.3m               | Kitchen Area: Tiled flooring fitted floor and eye level units installed in 2018, double drainers sink with subway tile splashback, electric hob with extractor fan overhead, oven, vaulted ceiling with recess lighting.<br>Dining/Living Area: Tiled flooring, radiator cover, tv points and electric points, two skylights and recess lights. |
| Utility                                         | 1.8m x 3.7m               | Tiled floor, floor and eye level built in units, stainless steel sink and drainer with tiled splashback, plumbed for washing machine and space for dryer. Door to rear.                                                                                                                                                                         |
| <i>From entrance hallway two steps down to:</i> |                           |                                                                                                                                                                                                                                                                                                                                                 |
| Hallway                                         | 1m x 9.4m                 | Tiled flooring                                                                                                                                                                                                                                                                                                                                  |
| <i>Two steps down to:</i>                       |                           |                                                                                                                                                                                                                                                                                                                                                 |
| Master Bedroom                                  | 4.6m x 5.8m               | Wood flooring, patio door to patio area and garden, two wall lights.                                                                                                                                                                                                                                                                            |
| Walk in wardrobe                                | 1.3m x 2.1m               | Shelving and hanging space.                                                                                                                                                                                                                                                                                                                     |
| En suite                                        | 1m x 3.8m<br>+1.2m x 1.2m | Shower with glass door, rainwater shower head, towel rail, w.h.b with tiled splashback and built in cabinetry and mirror.                                                                                                                                                                                                                       |
| Bedroom 2                                       | 2.8m x 4.6m               | Wood flooring, tv point and electrical points.                                                                                                                                                                                                                                                                                                  |
| Bedroom 3                                       | 2.8m x 4.6m               | Wood flooring, tv point and electrical points.                                                                                                                                                                                                                                                                                                  |
| Bathroom                                        | 1.8m x 4.6m               | Tiled floor, timber panel wall surround, free standing bath, separate enclosed shower with rainwater head, glass door and tile surround, w.h.b. with cabinetry, mirror, w.c and bidet.                                                                                                                                                          |

*Timber staircase from entrance hall to:*







## **ACCOMMODATION**

### ***First Floor***

|           |             |                                                                                             |
|-----------|-------------|---------------------------------------------------------------------------------------------|
| Landing   | 2.6m x 3m   | Wood flooring and recess lighting.                                                          |
| Bedroom 4 | 5.5m x 7.1m | Wood flooring, wardrobes with storage.                                                      |
| En suite  |             | Tiled flooring, enclosed shower with pump shower, tiled surround, w.h.b, w.c, and skylight. |
| Bedroom 5 | 4.2m x 6.1m | Solid oak floor, fitted wardrobes and fitted storage.                                       |

**Total Floor Area: c. 246 sq.m / 2,648 sq.ft**





### Features

- Built in 2005
- 5 Bedrooms, 3 bathrooms
- Extending to 246 sq.m
- Located 5 minutes from New Ross town centre

### Outside

- Gated entrance
- Tarmacadam driveway
- Landscaped gardens
- Cobble lock patio
- Site extends to 1.05 Hectares.

### Services

- Private well
- Septic tank
- OFCH installed in 2019
- Fibre broadband
- EV car plug

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**Directions:** Eircode: Y34 KW13





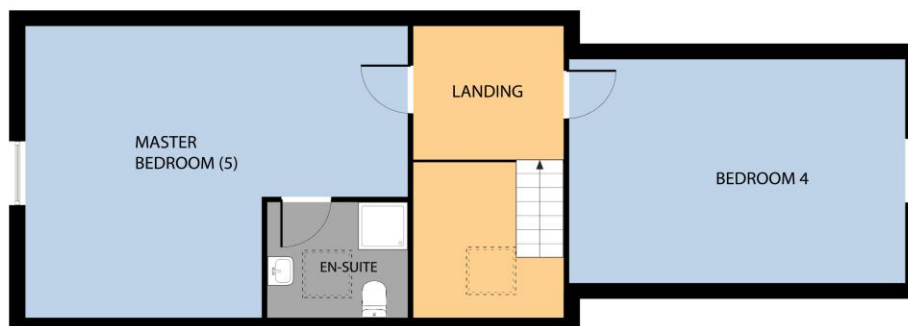
# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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**Building Energy Rating (BER): B2 BER No. 1131125033**

**Energy Performance Indicator: 112.1 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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