

FOR SALE

AMV: €450,000

File No.E347.CWM



Loch Garman View, Lambstown, Killurin, Co. Wexford Y21 RW50

- Overlooking long range views of County Wexford, Loch Garman View is on an elevated site in a countryside setting.
- Built in 2004 and refurbished completely in 2019 the property is in pristine condition.
- Extending to c. 180 sqm with three bedrooms (option of ground floor bedroom) and two bathrooms.
- Accommodation comprises of an entrance hall, kitchen / dining, utility room, sitting room, playroom/office (option of a ground floor bedroom) and shower room. Upstairs three bedrooms including a large master ensuite with walk in wardrobe and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Loch Garman View, Lambstown, Killurin, Co. Wexford Y21 RW50

Loch Garman View is an impressive, detached residence set on an elevated site in the countryside of Killurin, commanding breathtaking long-range views across County Wexford. Built in 2004 and refurbished in 2019, the property is presented in pristine condition, combining modern comfort with a tranquil rural setting. Extending to c. 180 sq.m., the home offers generous and well-balanced accommodation, including an inviting entrance hall, a bright kitchen/dining area, utility room, and a comfortable sitting room. Option for a ground floor bedroom and shower room provide excellent flexibility for guests or those seeking single-level living, while upstairs there are three bedrooms, including a spacious master suite complete with walk-in wardrobe and ensuite, along with a well-appointed family bathroom.

Externally, the property sits on a substantial site of c. 0.56 acres, with gardens laid out in lawn and framed by mature trees that provide both privacy and shelter. A gated entrance enhances security and kerb appeal, while a cleverly concealed storage container offers practical outdoor storage without detracting from the overall aesthetic. The property is serviced by a private well with filtration system, a wastewater treatment plant, oil-fired central heating, and benefits from fibre broadband, ensuring modern connectivity in a peaceful countryside setting.





Despite its serene location, Loch Garman View enjoys excellent accessibility, situated just approximately 10–12 minutes from Wexford Town, where a full range of amenities including shops, restaurants, schools, and services are readily available. The N11 and M11 are also within easy reach, providing convenient connectivity for commuters travelling to Dublin and beyond. The property is ideally positioned within a strong and vibrant local community, with Glynn National School nearby, offering a well-regarded primary education option. Sporting and recreational opportunities are abundant, with Glynn-Barntown GAA playing a central role in the community, while the scenic River Slaney is home to Killurin Rowing Club, perfect for those with an interest in outdoor pursuits.

Overall, Loch Garman View represents a superb opportunity to acquire a spacious and beautifully maintained home in a sought-after rural location, offering the perfect balance of countryside tranquillity and modern convenience.

Early viewing of this property comes highly recommended. For further details and appointment to view, contact Wexford Auctioneers, Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway 6.86m x 2.19m Tiled throughout. Two window overlooking front footpaths right and left.

Door leading through to:

Sitting Room 4.65m x 4.05m Timber engineered walnut floors with dual aspect, two window overlooking front garden and driveway and window overlooking side gardens.

From central corridor to:

Kitchen/Dining Area 5.88m x 4.70m Tiled flooring throughout, dual aspect with two large windows overlooking front garden and driveway and rolling countryside view, French doors leading out to the east facing garden. Fully fitted kitchen with floor and eye level cabinets newly installed in 2019, double drainers stainless steel with two separate faucets, granite worktops throughout with granite upright, four ring gas hob with tiled back splash and extractor fan overhead, ample storage space, integrated Siemens dishwasher, separate pantry cabinetry, double Whirlpool oven and Whirlpool fridge freezer.

Door leading through to:







ACCOMMODATION

Utility Room 3.89m x 1.48m Tiled flooring throughout, fully fitted with ample storage space, stainless steel sink and drainer, space for washing machine and dryer, open shelves, pedestrian door leading through to rear garden. Double doors leading through to hot-press and plant room with pressurised pump system serving all water throughout the house.

From central corridor:

Playroom/ Office 4.66m x 3.32m Timber engineered oak floors, dual aspect overlooking side garden and rear garden.

(Option of ground
Floor Bedroom)

Family Shower Room 2.15m x 1.79m Tiled flooring, floor to ceiling tiled surround, enclosed shower, Triton T90 sr, w.h.b with built in cabinetry underneath, chrome towel rail.

Oak timber staircase leading to:





ACCOMMODATION

First Floor

Landing Area	5.39m x 2.17m	Engineered oak floors throughout, window overlooking front garden and rolling countryside view. Access to the attic by Stira.
Master Bedroom	5.36m x 4.71m	Carpeted flooring throughout, dual aspect with two windows overlooking front gardens with rolling countryside views Forth Mountain and Wexford Town.
Ensuite	2.22m x 1.96m	Tiled flooring, floor to ceiling tile surround, enclosed pressured shower, chrome towel rails, w.h.b with built in cabinetry underneath & w.c.
Walk in wardrobe	2.27m x 1.99m	Open shelves and rails throughout.
Family Bathroom	2.06m x 1.99m	Tiled flooring, floor to ceiling tile surround, jacuzzi bath, chrome faucet, w.h.b with cabinetry underneath, mirror and lighting overhead, glass shelf and w.c.
Bedroom 2	4.67m x 3.30m	Engineered timber oak floors throughout, dual aspect with window overlooking side garden and large window overlooking rear garden with views of Mount Leinster.
Bedroom 3	4.66m x 4.08m	Timber engineered oak floors throughout, dual aspect with two windows overlooking front gardens with rolling countryside views to Forth Mountain and Wexford Town.

Total Floor Area: c. 180 sq.m / 1,937 sq.ft.





Features

- Built in 2004
- Detached two storey residence
- 3 bedrooms 3 bathroom
- Extending to c. 180 sq.m

Outside

- Site extends to c. 0.56 Acres
- Concealed storage container
- Gardens in lawn
- Mature tree boundary
- Gated entrance

Services

- Private well with filtration
- Treatment Plant
- OFCH
- Fibre Broadband

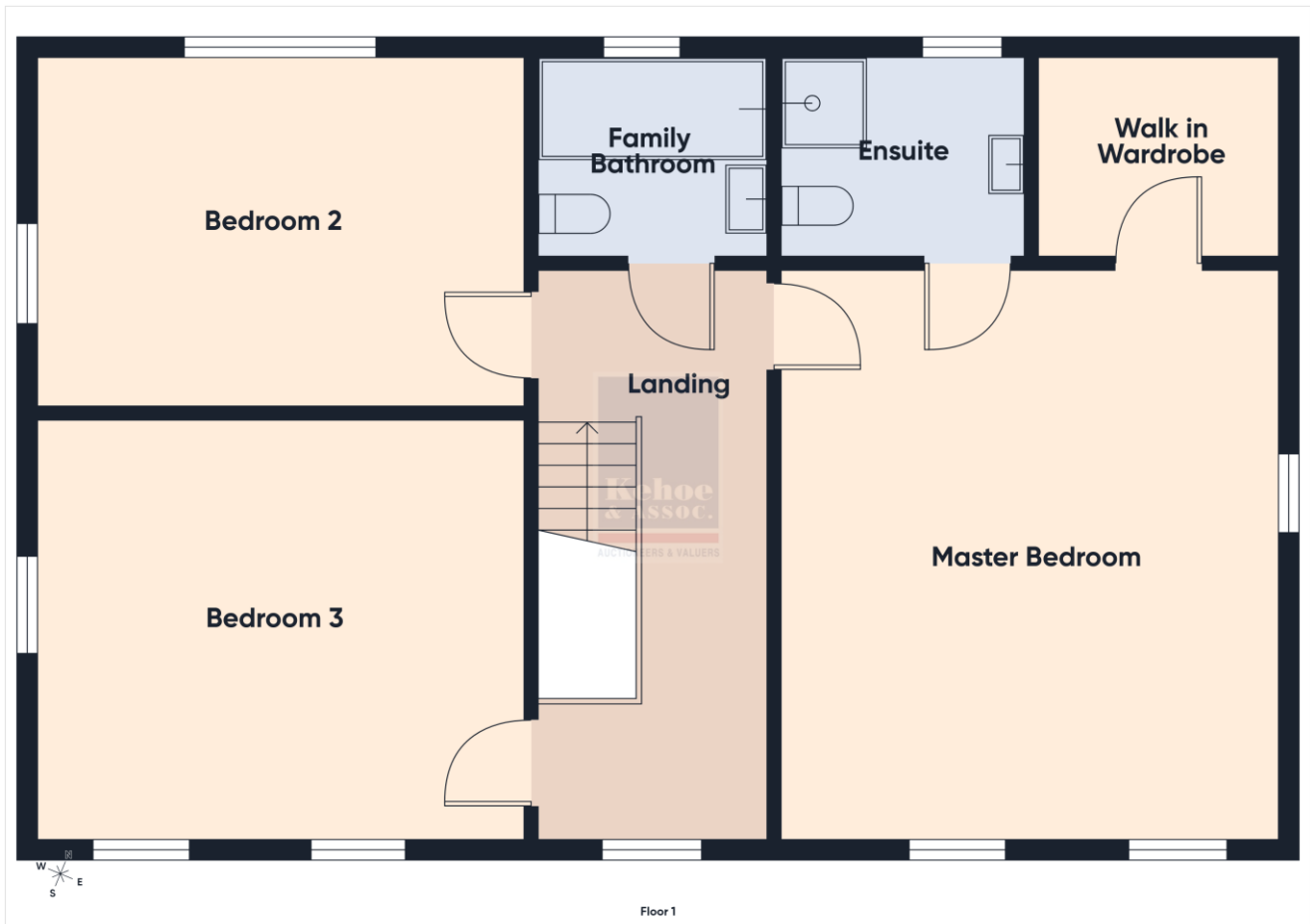
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 RW50









Building Energy Rating (BER): B3 BER No. 119129666

Energy Performance Indicator: 149.70 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