

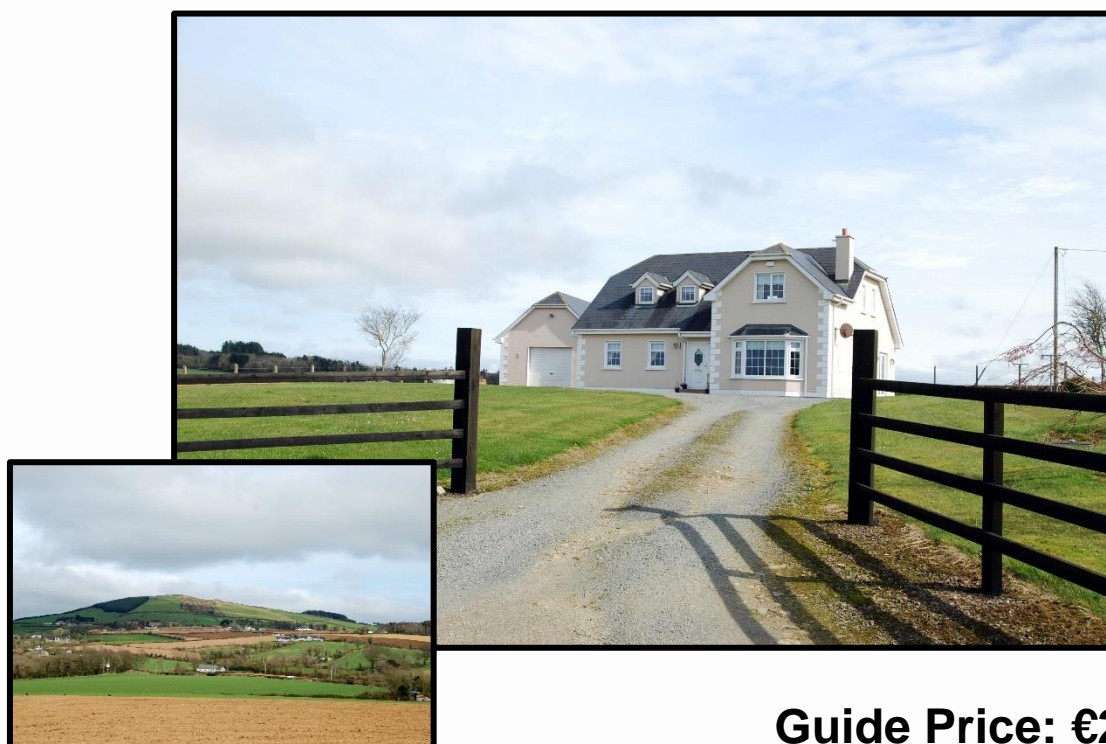


BW/R646/LAVK

FOR SALE BY PRIVATE TREATY

BALLYFARNOGE, CAMPILE CO WEXFORD Y34 Y443

**Immaculate 4 Bed Dormer on c 0.5 acres of with detached
Garage/Workshop and fabulous Views!**



Guide Price: €295,000

Situated on a c 0.5 acre slightly elevated site with mature lawn areas and magnificent views, this 4 bedroom Dormer-style home of c 1,750 sq ft in move-in condition with a large detached garage/workshop offers ample space for a family. The property incorporates bright and well-proportioned accommodation and location is ideal, only c 5 min drive to the village amenities of Campile and to the beautiful grounds of John F. Kennedy Arboretum. Famous Duncannon beach only c 10 min drive, New Ross c 15 min and Waterford City c 25 min drive via the new bridge bypass or the car ferry at Arthurstown to Passage East.

IDEAL FAMILY HOME IN IDEAL LOCATION!

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Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

Brian Wallace Auctioneer

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: info@bwallace.ie

Web: www.bwallace.ie

Accommodation:

- Entrance Hallway** - **16ft x 7ft** PVC entrance door with sidelights, laminate wood flooring, recessed lighting and handcrafted wooden staircase.
- Inner Hallway** - **19ft x 3ft 6in** laminate wood flooring and tile at back entry.
- Kitchen/Dining/Living** - **13ft x 10 ft kitchen** and **15ft x 15ft dining/living** open plan with tile flooring, recessed lighting, raised panel-style Oak cabinets, granite countertops, granite splash back, stainless steel sink, electric hob and oven with overhead extractor fan, integrated dishwasher and fridge/freezer, breakfast bar, French doors leading to outside.
- Utility Room** - **10ft x 9ft 4in** tile flooring, laminate countertop, built-in wooden cabinets, stainless sink and washer/dryer hook-up.
- Sitting Room** - **16ft x 15ft** laminate wood flooring, cast iron fireplace with wood surround, Bay window with beautiful Mountain and Barrow River views.
- Bedroom 1** - **16ft x 11ft 6in** laminate wood flooring and 2 windows.
- Shower Room/WC** - **10ft x 7ft** tile flooring, fully tiled walls, WC, WHB and glass enclosed Triton electric power shower.
- Top Landing** - **12ft x 11ft** solid wood flooring, vaulted ceiling with skylight, hot press/linen closet and access to attic.
- Bedroom 2 (Master)** - **19ft x 11ft 2in** solid wood flooring, double dormer windows and gable end window with beautiful Countryside/River views, built-in wardrobes and door access to bathroom/en-suite.
- Bedroom 3** - **15ft x 13ft** solid wood flooring and vaulted ceiling and gable end window.
- Bedroom 4** - **13ft x 10ft** solid wood flooring, vaulted ceiling with skylight, 2 gable end windows and built-in storage area.
- Bathroom/En-Suite** - **15ft x 6ft 8in** tile flooring, fully tiled walls, recessed lighting, vaulted ceiling with 2 skylights, WC, WHB, bathtub with wood surround and overhead electric shower, accessed by landing and (Master) bedroom 2.

Services:

Private well, Bioseptic system, ESB, O.F.C.H. and fireplace. Sky TV, Telephone and Broadband available.

Property Features:

- 4 bed Dormer on elevated c 0.5 a site with stunning Countryside Views.
- Slate roof, white PVC double glazed windows, fascia and soffits.
- Double block cavity walls, plaster and painted exterior.
- Detached **garage/workshop 31ft x 20ft**, built to match main house with roll-up door, side entrance door, windows, loft access via Stira fold-up stairs and service pit for auto work, if required.
- Post and rail wooden entry way with gravel driveway with ample parking.
- Only minutes' to village amenities of Campile and to famous John F. Kennedy Arboretum, 9-hole Golf Course & GAA Club.
- In very close proximity to numerous attractions such as Duncannon Beach, the Dunbrody Famine Ship, Dunbrody Abbey, Kennedy Homestead, Woodstock Estate.
- C 30 mins from the stunning Coastline and beaches of the Hook Peninsula.
- 15 minutes to New Ross Town and easy commute to Waterford City.

Exterior and Interior Images:



TO FIND OUT MORE INFORMATION ON THIS PROPERTY – PLEASE CONTACT:

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