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FOR SALE BY PRIVATE TREATY

THE BIRDS NEST 32 HOOKLESS VILLAGE, FETHARD-ON-SEA, NEW ROSS, CO. WEXFORD Y34 TF20

**Attractive 3 Bed 1 En-Suite Property with Ocean Views.
Minutes to Beaches and Hook Head!**



Guide Price: €175,000

This turnkey, low maintenance, 3 bed/1 en-suite cottage-style property of c 840 sq.ft. is situated in a well-maintained development located in the heart of the Hook Peninsula and overlooking Sandeel Bay. Offering a spacious, bright, open-plan ground floor, 3 perfectly sized bedrooms and nicely situated deck area with sea views, mature common lawn areas and easy access to facilities such as a children's playground and tennis court. Location is key, within a short walk to beautiful Sandeel Bay and right on the doorstep of numerous beautiful beaches and the amenities of Fethard-on-Sea, as well as the famous Hook Head peninsula with lighthouse and stunning coastline.

IDEAL HOME/HOLIDAY HOME IN GREAT 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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway - 6ft 7in x 5ft 11in cottage-style entrance door with glass insert, coved ceiling, wood flooring, under stairs storage featuring washing machine.

Kitchen/Diner/Living - 18ft 7in x 13ft 1in bright open-plan area, wood flooring and inset stove in living area, Maple Shaker-style kitchen cabinets, granite countertop, tile splashback, free standing electric oven and hob, overhead extractor fan, fridge, dishwasher, breakfast bar, patio doors to outside decking area with sea views.

Bedroom 1 (down) - 12ft 7in x 10ft 10in wood flooring, built-in wardrobe.

En-suite - 6ft 3in x 5ft fully tiled, large walk-in shower, WC, WHB.

Stairs/Landing - 8ft 10in x 3ft 8in hand-crafted wooden staircase with carpet steps and window over stairs, wood flooring on landing and feature wooden beams.

Bedroom 2 - 12ft 9in x 10ft 9in wood flooring, built-in wardrobe and access to hot press/linen closet.

Bedroom 3 - 12ft 6in x 6ft 8in wood flooring, built-in wardrobe, sea view.

Bathroom - 6ft 8in x 5ft 6in wood flooring, half tiled walls, bathtub with overhead Triton electric shower, WC, WHB and skylight.

Property Features and Services:

- 3 bedroom/1 en-suite cottage-style home of c 840 sq ft with sea views.
- Well maintained development in desirable location.
- Decking area off kitchen/dining area - great for entertaining.
- Mature common lawn areas, tennis court and children's play areas.
- White PVC fascia and soffit, double glazed windows and slate roof.
- Walk to beautiful Sandeel Bay.
- Minutes' drive to sandy beaches such as Carnivan Bay, Dollar Bay and Baginbun.
- Short drive to famous Duncannon Beach and the Hook Head Peninsula.
- C 5 minutes' drive to the seaside village of Fethard-on-Sea with amenities.
- Mains water, group sewerage, ESB, electric storage heating and stove.
Sky TV, telephone and broadband available.

Property Photos:

