



BW/R736MAH

FOR SALE BY PRIVATE TREATY

## NO 8 'ST JOHN'S COURT', WELLINGTONBRIDGE, CO. WEXFORD Y35 T440

**Spacious 5 Bed Home in Central Village Location!**



**Guide Price: €360,000**

Wonderfully positioned detached 5-bedroom property of c 1900 sq. ft with private rear garden, set in a small private development in Wellingtonbridge with access to many amenities such as supermarket, department & DIY stores, petrol station, pub & restaurants, hairdressers, chemist, post office and daily bus services to Wexford and Waterford. With easy access to Wexford Town, New Ross, Waterford City, the famous Hook Head Peninsula and historic Bannow Bay with its beautiful beaches, it makes for a very attractive property!

**GREAT FAMILY HOME IN A GREAT LOCATION!**

**BER C3**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 Hall** - **13ft 9in x 12ft 8in** painted solid teak entrance door with glass side panel, coved ceiling and tile flooring, hot press/linen closet and access to all downstairs rooms.
- **Kitchen/Dining** - **16ft 3in x 11ft 4in** linoleum flooring, fully fitted kitchen, laminate counter tops with tile splash back, electric hob with overhead extractor fan, eye-level built-in oven, integrated fridge/freezer & dishwasher, door access to utility room.
- **Utility Room** - **11ft 4in x 5ft 8in** linoleum flooring, sink unit, laminate countertop, washing machine and side door access.
- **Living Room** - **18ft 2in x 16ft 4in** a very spacious and bright room, wooden laminate flooring, coved ceiling and (hidden) metal fireplace with wood mantel.
- **Back Hall** - patio doors to private rear garden and staircase to top floor with carpet steps.
- **Bedroom 1** - **13ft x 12ft** carpet flooring.
- **Bedroom 2** - **13ft 4in x 13ft 1in** carpet flooring.
- **Bedroom 3** - **15ft 1in x 13ft 2in** carpet flooring.
- **Bathroom** - **8ft 9in x 7ft 4in** linoleum flooring, enclosed electric shower, full bathtub, WC and WHB.
- **Top Landing** - **14ft 6in x 6ft 6in** carpet flooring, vaulted ceiling & skylight.
- **Bedroom 4** - **13ft 4in x 13ft 1in** carpet flooring, vaulted ceiling, built-in wardrobes and attic storage.
- **Bedroom 5** - **15ft 1in x 13ft 2in** carpet flooring, vaulted ceiling, built-in wardrobes and sky light.
- **Guest WC** - **8ft 9in x 7ft 4in** tile flooring and tiled walls, vaulted ceiling with skylight, enclosed electric shower, WC and WHB.

## Property Features:

- Spacious and bright 5-bedroom house.
- Very private back garden with garden shed.
- Mature front garden with concrete driveway and ample parking.
- Painted solid hardwood double glazed windows, white PVC fascia and soffit.
- Potential to create a separate independent living space upstairs via a side entrance and the rear patio doors.
- Wonderful location, within a well-maintained private estate, in walking distance of the commercial centre of Wellingtonbridge with its numerous amenities and daily buses to Wexford, New Ross and Waterford.
- Close to numerous beaches and the famous Hook Head Peninsula.
- Close to the railway station on the proposed Waterford to Rosslare railway line (if reopened).

## Services:

E.S.B., O.F.C.H., mains water and group sewage scheme, fireplace, satellite TV, telephone and broadband available.

**Exterior and Interior Photos:**





