



BWR742/EK

FOR SALE BY PRIVATE TREATY

BALLYFRORY HOUSE, BALLYFRORY, DUNCORMICK CO. WEXFORD Y35 PV29

**3 bed country house of c 1300 sqft on c 0.6 acres
with various outbuildings and mature garden.**



Guide Price: €250,000

Don't miss this rare opportunity to acquire an old-world 2-story, 3-bedroom country house of c 1300 sqft sitting on c 0.6 acres with a mature back lawn and an enclosed concrete front courtyard with outbuildings – providing a great opportunity for conversion to suit various needs or business. Built c 1860, the property comes to market with room for updating and refurbishing. Ideally located, close to Duncormick and Carrig-on-Bannow villages and just 4 miles to Wellingtonbridge commercial centre with all amenities. Just minutes from the beaches of the Bannow peninsula, Ballyteigue Burrow and only 15 minutes to the bustling seaside village of Kilmore Quay. Just 20 minutes from Wexford, 30 minutes to New Ross Town and Rosslare Europort just 40 minutes.

WELL LOCATED PROPERTY WITH CHARACTER AND OPPORTUNITY!



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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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** - 12ft 6in x 7ft 3in solid wood entrance door, linoleum flooring, wood staircase, original wood panelled ceiling.
- Inner Hallway** - 8ft 11in x 5ft 7in linoleum flooring.
- Side Porch** - 9ft 6in x 4ft 6in laminate flooring, door to exterior.
- Sitting Room** - 14ft 6in x 14ft 3in carpet flooring, fireplace, coved ceiling.
- Dining/Living Room** - 18ft x 12ft linoleum flooring, solid fuel AGA cooker/stove with hot water tank, built in storage cabinets, double window.
- Kitchen** - 10ft x 8ft 3in linoleum flooring, laminate kitchen cabinets, laminate counter tops, tile splash back, stainless steel sink.
- Guest WC** - 9ft x 5ft 7in linoleum flooring, WC, WHB, shower, washing machine hookup.
- Stairs and Landing** - 17ft x 3ft 4in carpet flooring.
- Bedroom 1** - 14ft 7in x 14ft carpet flooring, front and gable windows.
- Bedroom 2** - 12ft 7in x 10ft 7in carpet flooring, built-in dressing table.
- Bedroom 3** - 9ft 3in x 7ft 3in laminate flooring.
- Bathroom** - 11ft 10in x 7ft carpet flooring, WC, WHB, bathtub, hot press.

Features and Services:

- 3 bedroom/2 bath country house of c 1,300 sqft.
- On c 0.6 acres of mature grounds with front courtyard and back garden area.
- Stone outhouse and additional storage sheds – great potential for conversion.
- Piered and gated entry with ample parking.
- Wood doors, wood fascia and soffits, aluminium windows, slate roof.
- Close to all amenities, beaches and attractions of Bannow and Ballyteigue Burrow.
- Kilmore Quay c 15 minutes, Wexford c 20 minutes, New Ross c 30 minutes and Rosslare Europort just 40 minutes.
- Mains water, ESB, septic tank, O.F.C.H and solid fuel stove, Sky TV, telephone and broadband available.

Sample of Exterior and Interior Images:



For all property images see www.bwallace.ie