



BW/R662/BNPC

FOR SALE BY PRIVATE TREATY

'YELLOW STONE', LOUGHNAGEER, FOULKESMILLS, CO. WEXFORD Y35 CP46

Stunning 3 bed bungalow of c 1,100 ft² with detached garage on c 1 acre of beautifully landscaped grounds



Offers in Excess of: €375,000

A beautifully presented turn-key 3-bedroom bungalow sits on a fully landscaped c 1 acre site in retreat-like setting with tastefully designed and well maintained gardens and detached garage. The contemporary and high-quality interior includes porcelain tile flooring throughout, custom designed kitchen and a luxurious bathroom. The property is in immaculate condition throughout and must be viewed to be appreciated. Located just minutes' drive from the villages of Clongeen, Foulkesmills and Wellingtonbridge with many amenities and only a short drive to picturesque Duncannon Beach and the beautiful beaches of Fethard-on-Sea as well as within easy commute to Waterford City via Ballyhack Car Ferry, New Ross and Wexford Town. The Hook Head Peninsula with its beautiful coastline and beaches is also within a short drive.

This property would make a great family/retirement/holiday home!

QUALITY UNMATCHED!



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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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:

Entry Hallway - **11ft 2in x 7ft 2in** PVC entrance door with glass feature and side lights, porcelain tile flooring and coved ceiling.

Inner Hallway - **17ft x 3ft 4in** porcelain tile flooring, recessed lighting and access to attic via Stira stairs.

Living Room - **15ft x 13ft 6in** open plan to kitchen/dining area with porcelain tile flooring, recessed lighting, built-in Dimplex electric fire, recessed TV and views of mature front garden.

Kitchen/Dining - **25ft 6in x 11ft** open floor plan with porcelain tile flooring, recessed lighting, EVOKE custom made kitchen in high gloss finish and with lots of special features, laminate counter tops, ceramic sink unit, induction hob, eye-level oven and grill, integrated fridge/freezer, dishwasher and washing machine, breakfast bar with custom overhead light/fan, TV and built-in cabinets in dining area, French doors to very private cobbled locked large patio with built-in flower planters, custom mad trellises, lounge areas and hot tub – ideal for entertaining.

Bedroom 1 - **12ft 6in x 10ft** porcelain tile flooring and coved ceiling.

Bedroom 2 - **12ft 6in x 11ft 10in** porcelain tile flooring and coved ceiling.

Bedroom 3 - **12ft 3in x 10ft 11in** porcelain tile flooring, coved ceiling and - large custom floor-to-ceiling sliding door wardrobe.

Bathroom - **10ft 1in x 9ft 3in** tile flooring, fully tiled walls, wall mounted WC and WHB with under sink cabinet and feature mirror, bidet, large walk-in pressure shower, heated towel rail and wall storage areas with LED lighting.

Property Features:

- Bright and contemporary 3-bedroom bungalow of c 1100 ft².
- Impeccable quality and condition throughout with fully pumped wall insulation.
- **Detached Garage 15ft x 15ft** with roll-up door, slate roof, window, attic access, built-in cabinets.
- Entrance with piers and iron gates, kerbed and paved driveway.
- C. 1 acre fully landscaped mature front and rear gardens with large and very private cobble stone patio area with built-in flower planters, custom made trellises, lounge area and large hot tub – ideal for entertaining.
- Water filtration system.
- White PVC double-glazed windows, fascia and soffit and slate roof.
- Well located near R733, less than a 5 min drive to Clongeen village and c 8 mins to Wellingtonbridge with many amenities.
- Only a short drive to the beaches of Duncannon and Fethard-on-Sea.
- New Ross, Wexford Town, and Waterford City all a short commute.

Services:

Private well, water filtration system, septic sewage system, O.F.C.H. with direct system and ESB. Sky TV, Telephone and Fibre Optic Broadband available.

External and Internal Images:

