



BW/R741/EPB

FOR SALE BY PRIVATE TREATY

CARRICK, BANNOW, CO. WEXFORD Y35 WP82

4 bed/ 2 ensuite immaculate home on c 0.7 acres with large metal shed/workshop. Just minutes to amenities and sandy beaches!



Guided Price: €385,000

This immaculately presented 4-bed/2 ensuite detached bungalow, built c 2004, with spacious living areas of c 1,915 sqft sits on a c 0.7 acre site with a beautifully mature garden and useful large metal workshop. The property would make the perfect family or holiday home given its great location - within walking distance/short drive to Carrig-on-Bannow village with primary school, pubs, restaurant/cafe, take-a-ways, laundry/dry cleaner and church. Walk or short drive to unspoiled Cullenstown Beach and just minutes' drive to beautiful Blackhall Strand and historical Bannow Bay. Less than 10 minutes' drive to the thriving commercial centre of Wellingtonbridge with all amenities including bus services. c 30 minutes to Wexford and New Ross Town and Waterford city c 45 minutes. Viewing highly recommended!

GREAT FAMILY OR HOLIDAY HOME!

BER C2

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

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Accommodation:

- Entry Hallway** - 9ft 10in x 9ft 10in PVC entrance door with side lights, tiled flooring.
- Inner Hallway** - 45ft x 3ft 10in tile flooring, hot press and access to attic.
- Living Room** - 18ft x 15ft 8in bright spacious room with 3 windows, large bay window with window seat and built in storage, laminate flooring, attractive wall paneling, wood and metal fireplace, views of mature garden.
- Kitchen/Dining** - 22ft x 19ft tiled flooring, coved ceiling, painted wood kitchen cabinets, laminate counter tops, tile splash back, large 5 gas ring hob with double electric oven and grill.
- Utility Room** - 10ft 4in x 5ft 10in tile flooring, built-in cabinets, sink, washer/dryer hook-up and back door access.
- Bedroom 1** - 16ft x 12ft 9in laminate flooring, large bay window overlooking garden.
- En-suite** - 7ft 6in x 5ft 10in tile flooring, painted walls, WC, WHB, enclosed tiled shower, window.
- Bedroom 2** - 13ft 7in x 12ft laminate flooring, garden views.
- En-suite** - 7ft 6in x 3ft 6in tile flooring, painted walls, WC, WHB, enclosed tiled shower, window.
- Bedroom 3** - 13ft 7in x 12ft 2in laminate flooring, recessed area for fitted wardrobe, garden views.
- Bedroom 4** - 14ft x 10ft laminate flooring, garden views.
- Bathroom** - 13ft 8in x 6ft 7in tile flooring, WC, WHB, bath tub and separate enclosed shower.

Property Features and Services:

- 4 bedroom/2 en-suite attractive and beautifully presented detached home.
- 1915 sqft of bright and spacious living
- c 0.75 acres of mature gardens with large 2-span metal shed/workshop.
- White PVC fascia and soffit, PVC exterior doors, double glazed windows.
- Double-block build, plaster and painted with slate roof.
- Paved gravel driveway with ample parking.
- Minutes to all amenities of Carrig-on-Bannow and Wellingtonbridge.
- Minutes to several beautiful beaches and historical sites.
- Serviced by mains water, ESB, bioseptic system and O.F.C.H.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION - PLEASE CONTACT:

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Exterior and Interior Images:

