

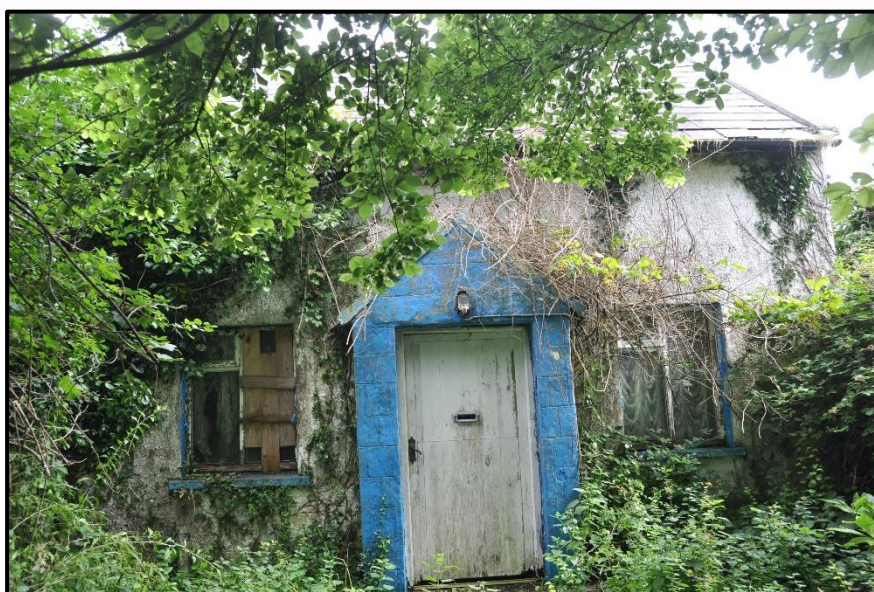


BW/R743/PD

FOR SALE BY PRIVATE TREATY

## COTTAGE, CULLENSTOWN, DUNCORMICK CO. WEXFORD Y35 T932

**Derelict Cottage on c 0.35 acres of Mature Grounds  
Ready for Restoration!**



**Guide Price: €100,000**

Situated on c 0.35 acres of mature grounds and in need of total restoration. This project offers the buyer the potential to renovate and extend. The location is ideal, within walking distance to beautiful Cullenstown Beach and within 5 minutes' drive to the village of Carrig-on-Bannow, historic Bannow Bay and scenic Blackhall Beach. Just 8 minutes' drive to the commercial centre of Wellingtonbridge with all amenities, c 30 minutes to Wexford and New Ross Town and Rosslare Europort is only c 45 minutes away. This property would make a perfect family home or holiday home..

**The property may be eligible for the Vacant and Derelict Property Refurbishment Grant and the (SEAI) Better Energy Home Scheme Grant.**

**GREAT LOCATION AND POTENTIAL!**

**BER EXEMPT**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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