



BW/R705/MFH

FOR SALE BY PRIVATE TREATY

NO 5 CORACH AVE, WELLINGTONBRIDGE CO. WEXFORD Y35 D6K8

**3 Bed semi-detached home with garage/workshop
and paved rear yard in village location!**



Guide Price: €190,000

This spacious semi-detached 3-bedroom house of c 915 sq ft with gated and paved entry way, private front lawn areas, paved rear yard and garage/workshop boasts beautiful views of the surrounding countryside and the ancient ruins of famous Clonmines Abbey. The property is part of a well looked after small development, conveniently located within the centre of Wellingtonbridge with great amenities and public transport links. Wexford Town, New Ross, Fethard-on-Sea, famous Bannow Bay, Hook Head Peninsula and several sandy beaches. Primary and Secondary schools are also in close proximity. This property would make an ideal family/retirement/first time home.

GREAT VALUE IN IDEAL LOCATION!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

- Front Porch** - 5ft x 4ft white double glazed PVC and glass entrance door and tile flooring.
- Entrance Hallway** - 16ft x 5ft 9in laminate flooring, PVC and glass door to entrance porch and solid wood staircase with carpeted steps.
- Kitchen/Dining Room-** 17ft 8in x 11ft 6in tile flooring on kitchen, linoleum on dining area, fully fitted kitchen, gas hob and electric oven, stainless steel sink, laminate counter top, fridge/freezer and access to utility room/back porch.
- Utility/Back Porch** - 5ft 3in x 5ft tile flooring, laminate countertop, washing machine hook-up and door to private back yard area.
- Guest WC** - 4ft x 4ft tile flooring, WC and WHB.
- Living Room** - 12ft 9in x 11ft 6in laminate flooring, solid fuel stove with wooden painted mantle, large window overlooking driveway and front lawn areas.
- Top Landing** - 9ft 6in x 6ft 8in carpet flooring and hot press.
- Bedroom 1** - 8ft 6in x 8ft laminate flooring and access to large attic storage room (14ft x 9ft with skylight).
- Bedroom 2** - 12ft 8in x 9ft 6in laminate flooring.
- Bedroom 3** - 11ft 10in x 10ft 10in laminate flooring, built-in wardrobes and views of the Clonmines abbey.
- Bathroom** - 6ft 6in x 5ft 9in fully tiled, enclosed shower, WC and WHB.

Property Features & Services:

- Well presented and maintained 3 bed semi-detached home of c 915 sq ft.
- White PVC double glazed windows, fascia and soffit.
- Gated entry and paved driveway with front lawn areas.
- Paved back yard with garage/workshop.
- Minutes' walk to the commercial center of Wellingtonbridge.
- Minutes' drive to many lovely beaches.
- Mains water and sewage, gas heating, fireplace and ESB. Broadband available.

Property Images:

