



BW/R744/PDS

FOR SALE BY PRIVATE TREATY

## **BALLINIRY, RAMSGRANGE, CO. WEXFORD Y34 RK18**

**Nicely located, spacious bungalow of 1,400 sq. ft on  
c1 acre with countryside views.**



**Guiding at €275,000**

This nicely situated, spacious 4-bedroom bungalow of c 1,400 sq. ft built in early 1980's is sitting on a c 1-acre site with a large garage/workshop and stunning views of the countryside. Located in a beautiful rural location with commanding views of the rolling countryside, yet only minutes from the bustling village of Duncannon with its beautiful blue flag sandy beach and several restaurants. It's within short driving distance to the beaches and stunning coastline of Fethard-on-Sea, Hook Head Peninsula and the award winning Tintern Abbey Trails. New Ross Town, JFK Arboretum and Dunbrody Famine Ship are only 15 minutes' drive with easy commute to Wexford Town, Kilkenny and Waterford City. In need of some upgrading but has loads of potential, this property would make a perfect family home.

**GREAT LOCATION WITH HUGE POTENTIAL!**

**BER D2**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold, or withdrawn from sale.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

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### **Accommodation:**

<b>Entrance Hall</b>	-	<b>3.90m x 1.60m</b> laminate flooring
<b>Inner Hallway</b>	-	<b>8.65m x 1.65m</b> laminate flooring
<b>Sitting Room</b>	-	<b>4.50m x 4.30m</b> laminate flooring, solid fuel stove with wood mantel piece
<b>Kitchen/dining</b>	-	<b>8.40m x 3.40m</b> laminate flooring, fitted kitchen cabinets with laminate counter tops and tile splash back, breakfast counter, free standing cooker, stainless sink with double drain.
<b>Utility Room</b>	-	<b>4.15m x 3.05m</b> tile flooring, washing machine & dryer hookup, link to garage.
<b>Bedroom 1</b>	-	<b>2.70m x 2.60m</b> linoleum flooring and built-in wardrobes.
<b>Bedroom 2</b>	-	<b>2.70m x 2.60m</b> laminate flooring and built-in wardrobes.
<b>Bedroom 3</b>	-	<b>3.80m x 2.90m</b> laminate flooring.
<b>Bedroom 4</b>	-	<b>4.60m x 3.60m</b> laminate flooring.
<b>Bathroom</b>	-	<b>3.60m x 2.45m</b> tiled, shower, WC and WHB.
<b>Garage/Workshop</b>	-	<b>8.50m x 4.20m</b> concrete floor.

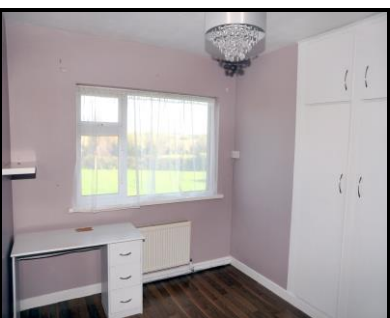
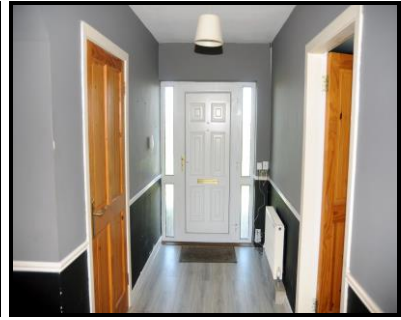
### **Property Features and Services:**

- 4 Bedroom bungalow with large garage/workshop.
- c 1 acre site with mature lawns and beautiful countryside views.
- Plaster and painted exterior with nice brickwork feature, slate roof, and PVC double glazed windows.
- Entry way with wooden gates, gravel driveway.
- Large attic area with potential for conversion.
- Great location – just off R734 with choice of local beaches close by, including Duncannon Strand. 5 minutes to the beautiful walkways of Tintern Abbey.
- Short drive to the famous Hook Head Peninsula and its stunning coastline.
- Within easy reach of Waterford City via Ballyhack/Passage East car ferry.
- 15 mins to Wellingtonbridge, 35 mins to Wexford Town, 15 mins to New Ross.
- 5-minute drive to the primary and secondary schools in Ramsgrange.

### **Services:**

Serviced by mains water, septic system, ESB, O.F.C.H. and a solid fuel stove. Telephone, Broadband and Sky TV available.

**Exterior and Interior Images:**



Find all property images online at: [www.bwallace.ie](http://www.bwallace.ie)