



BW/R655/FP

FOR SALE BY PRIVATE TREATY

# 'ARAS MULLINN', AMBROSETOWN, DUNCOMRICK, CO. WEXFORD Y35X5V0

**5+ Bed/6 Bath Home of c 3,000 sq ft on c 0.7  
landscaped Grounds with attached Garage**



**Guide Price: €295,000**

This spacious and bright c 3,000 sq ft home of 5+ bedroom/ 6 bathroom and attached garage, sitting on c 0.7 acres of mature and landscaped grounds, is in pristine condition throughout. Still operating as a successful B&B/Guesthouse, the location is ideal, just 1.5 miles from the village of Duncormick and close to the main R733 Wexford/Duncannon Line. The commercial centre of Wellingtonbridge only 10 minutes away, Wexford Town only c 20 minutes drive. The south Wexford coastline is also within close proximity with its many sandy beaches and attractions!

## **FANTASTIC FAMILY HOME**

**BER C3**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

## Accommodation:

- Entrance Hallway** - 14ft 9in x 7ft 8in PVC entrance door with glass and side lights, laminate flooring, ceiling coving and arched opening to inner hallway.
- Inner Hallway** - 12ft 4in x 10ft 9in laminate flooring, painted staircase, shelved hot press 10ft x 2ft 9in, access to guest WC and office/study 2.
- Guest Bathroom** - 10ft 6in x 5ft 9in tile flooring, half tiled walls, full bathtub with hand-held shower, built-in corner unit, WC and WHB.
- Living Room** - 16ft 8in x 12ft 2in laminate flooring, wood and marble fireplace, ceiling coving and French doors to formal dining room.
- Formal Dining** - 17ft 6in x 9ft 10in laminate flooring, ceiling coving, double window and French doors to living room.
- Kitchen/Dining** - 16ft 9in x 11ft linoleum flooring, ceiling coving and recessed lighting, solid Oak kitchen cabinets, stainless sink, laminate counter tops, tile splash back, fridge/freezer, electric hob, eye-level electric oven/grill, microwave, open to family room, door access to utility and French doors to outside patio area.
- Family Room** - 16ft x 11ft 3in linoleum flooring, ceiling coving, recessed lighting, built-in TV and drinks cabinet, open floor plan to kitchen.
- Utility** - 17ft x 7ft tile flooring, fitted solid Oak cabinets, laminate countertop, washer/dryer hook-up and access to back sun porch.
- Back Sun Porch** - 20ft x 6ft tile flooring, sliding patio doors to rear patio area and access to garage.
- Garage/Storage 1** - 14ft 9in x 14ft 7in currently used as storage room with tile flooring, wood panelled ceiling, built-in cupboards, access to storage room 2.
- Storage Room 2** - 14ft 9in x 6ft 11in laminate flooring.
- Bathroom** - 10ft 2in x 4ft 6in laminate flooring, full bathtub with hand-held shower, WC and WHB.
- Office/Study 1** - 14ft x 8ft 10in laminate flooring, built-in desk and shelving, large double window and access to rear of house.
- Office/Study 2** - 18ft x 7ft 9in laminate flooring, ceiling coving and French doors to sun lounge.
- Sun Lounge** - 11ft 4in x 9ft 8in tile flooring, high vaulted glass ceiling and French doors to outside patio area.
- Bedroom 1** - 18ft 2in x 7ft 6in carpet flooring.
- Top Landing** - 18ft x 7ft 6in laminate flooring, vaulted ceiling with skylight, linen closet and access to attic.
- Bedroom 2** - 13ft 7in x 9ft carpet flooring, vaulted ceiling, en-suite.
- En-Suite** - 6ft x 5ft 3in fully tiled, enclosed shower, WC and WHB.
- Bedroom 3** - 12ft 6in x 9ft carpet flooring, vaulted ceiling, skylight.
- Bedroom 4** - 13ft x 12ft carpet flooring, vaulted ceiling and en-suite.
- En-Suite** - 6ft x 5ft 6in fully tiled, enclosed shower, WC and WHB.
- Bedroom 5** - 14ft 9in x 13ft 9in carpet flooring, vaulted ceiling with skylight, recessed lighting, built-in wardrobes with mirror sliding doors and en-suite.
- En-Suite** - 5ft 11in x 5ft 7in fully tiled, enclosed electric shower, WC and WHB.
- Bathroom** - 6ft 11in x 5ft 7in fully tiled, vaulted ceiling with skylight, bathtub with hand-held shower, WC and WHB.

TO FIND OUT MORE INFORMATION ON THIS PROPERTY – PLEASE CONTACT:

### **Brian Wallace Auctioneer**

Wellingtonbridge, Co.Wexford

Office: 051-560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

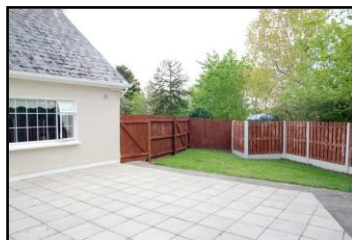
## Features:

- Spacious 5+ bed/ 6 bath Residence with attached garage.
- C 0.7 acres landscaped grounds with lawns, shrubs and trees.
- White PVC double glazed windows, white fascia and soffit.
- Double block cavity walls, plaster and painted finish and slate roof.
- Entry way with wall and piers, kerbed and paved driveway.
- Attached **garage 14ft 9in x 14ft 7in** currently used as storage room.
- 1.5 miles from the village of Duncormick and Rathangan.
- C 20 minutes drive to Wexford town.
- Many local beaches within 10 minutes drive.
- Wellingtonbridge commercial centre just c 10 minutes drive.

## Services:

Mains Water, septic system, ESB, O.F.C.H., and fireplace. Sky TV, telephone and broadband available.

## Exterior Images:



## Interior Images:

