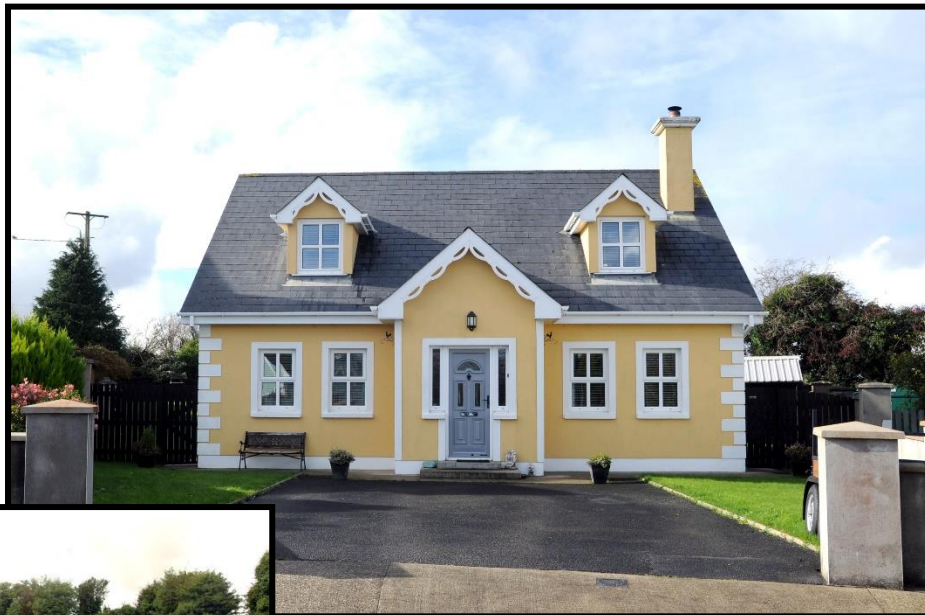




FOR SALE BY PRIVATE TREATY

## NO 5 'HILLTOWN COURT', BALLYMITTY, WELLINGTONBRIDGE, CO WEXFORD

**Nicely presented 3 Bed Home in a small, well  
maintained private Estate, walk to School!**



**Guide Price: €325,000**

Well-presented detached 3-bedroom / 1 en-suite detached property set in a private development of only 8 properties in the heart of the village of Ballymitty. Just a few minutes walk to primary school and church and only 5 minutes to Wellingtonbridge with many amenities such as supermarket, hardware store and garden centre, petrol station, optician, pub/restaurant, café, hairdresser, chemist, IT support shop, daily train and bus services to Waterford, Wexford etc! The property is close to Kilmore Quay fishing village and the renowned Hook Peninsula with its many sandy beaches and within 10 minutes drive of Bannow Bay and Cullenstown Strand. The towns of Wexford and New Ross are accessible in just 15 minutes, Waterford City in c 30 minutes.

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

- Entrance Hallway** - **21ft 1in x 6ft 8in** tile flooring, PVC entrance door with glass and sidelights, recessed lighting and solid wood staircase.
- Living Room** - **14ft 2in x 12ft 9in** laminate wood flooring, fireplace with solid fuel stove insert, 2 windows overlooking front driveway.
- Kitchen/Dining** - **25ft 6in x 12ft 7in** laminate wood flooring, solid maple Shaker-style kitchen cabinets, laminate countertops with tiled splash back, recessed lighting, breakfast bar with glass block base, gas hob and electric oven with overhead stainless steel extractor fan, integrated fridge and dishwasher, pellet stove (fully installed to regulations), sliding patio doors to rear patio and garden area and door access to utility room.
- Utility Room** - **7ft 2in x 5ft 8in** tile flooring, washer/dryer hook up, fridge/freezer and door access to private rear garden area.
- Guest WC** - **7ft 3in x 4ft 10in** laminate wood flooring and half tiled walls, WC, WHB and window.
- Bedroom 1** - **10ft 10in x 10ft 8in** laminate wood flooring.
- Top Landing** - **7ft x 7ft** solid wood flooring, skylight, vaulted ceiling, hot press and access to attic.
- Bedroom 2 (Master)** - **12ft 8in x 11ft 6in** solid wood flooring, dormer window, vaulted ceiling, built-in wardrobe and en-suite.
- En-Suite** - **8ft x 5ft 6in** fully tiled floor and walls, vaulted ceiling with skylight, WC, WHB and enclosed Triton T90 shower.
- Bedroom 3** - **15ft x 15ft** solid wood flooring, dormer window, vaulted ceiling, fully fitted wardrobe and dressing table.
- Bathroom** - **10ft 8in x 6ft 10in** fully tiled floor and walls, vaulted ceiling with skylight, WC, WHB, full bathtub and separate enclosed Triton power shower.

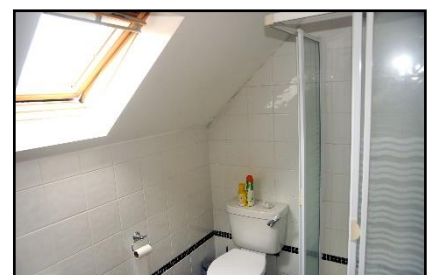
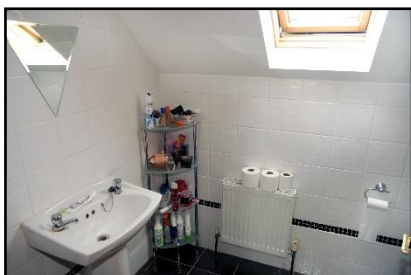
## Property Features:

- 3-bedroom / 1 en-suite detached home in well-kept small private estate.
- Large private and fully enclosed rear garden, patio area & wood garden shed.
- Beautifully decorated and immaculately maintained throughout.
- In Ballymitty village, walk to church, pre-school and primary school.
- Only 5 minutes drive to Wellingtonbridge with many amenities such as Vet, supermarket, petrol station, hardware store and garden center, optician, IT support shop, café, pub/restaurant, hairdresser, chemist, bus services to Wexford and Waterford every day!
- 15 min drive to Wexford & New Ross Town, easy commute to Waterford City.
- IDEAL FAMILY / RETIREMENT / HOLIDAY HOME!

## Services:

Mains water and group sewerage, ESB, 3-way heating system: O.F.C.H. with new condensing boiler, solid fuel and pellet stove. Telephone, Broadband and Sky TV available.

**External and Internal Images:**



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