



BW/R748/MPE

FOR SALE BY PRIVATE TREATY

NO 8 THE WILLOWS, WELLINGTONBRIDGE, CO WEXFORD Y35 XR94

**3 Bed detached Home of c 920 sq ft with private
rear Garden in Village Location!**



Guide Price: €265,000

This well priced 2-storey fully detached 3 bedroom house available with private and nicely landscaped rear garden is conveniently located in a well looked after development within walking distance to the bustling village of Wellingtonbridge with many amenities including supermarket, hardware store, pub, restaurants, post office, petrol station, veterinary surgery, chemist and easy access to 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/ vacation/first time buyers 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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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.

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Accommodation:

- Entrance Hall** - 18ft x 8ft laminate wood flooring, solid hardwood entry door with glass and wooden staircase with carpet steps and under stairs storage.
- Living Room** - 13ft 10in x 12ft carpet flooring and marble and wood fireplace with electric fire insert.
- Kitchen/Dining** - 14ft 10in x 9ft 7in tile flooring, waist-and-eye-level Shaker style solid Maple kitchen units, laminate counter tops with tiled splash back, integrated dishwasher and fridge/freezer, gas hob and electric oven, back door access to rear garden and access to guest WC.
- Guest WC** - 5ft 6in x 4ft tile flooring, built-in cabinets, washer/dryer hook up, WC and WHB.
- Top Landing** - 12ft x 3ft carpet flooring, hot press/linen closet and access to attic.
- Bedroom 1** - 10ft 7in x 10ft 2in carpet flooring.
- Bedroom 2** - 11ft 6in x 9ft 2in carpet flooring.
- Bedroom 3** - 11ft 6in x 8ft carpet flooring.
- Bathroom** - 7ft x 6ft 8in tile flooring, WC, WHB, bathtub and separate enclosed fully tiled electric Triton T90 shower unit.

Property Features:

- Detached 3-bedroom 2-storey property in village location.
- Private driveway and enclosed landscaped back garden with garden shed.
- White PVC double glazed windows, fascia and soffit.
- Immaculately maintained and nicely decorated throughout.
- New carpets and laminate wood flooring throughout.
- Only minutes walk to all amenities of Wellingtonbridge.
- Daily bus services to Waterford, Wexford etc!
- Wexford Town and New Ross only a 25 minutes drive.
- Waterford City c 40 minutes, Rosslare Harbour Europort c 45 minutes drive.
- Within easy reach to Fethard-on-Sea, Bannow Bay, Duncannon and The Hook Head Peninsula and beautiful sandy beaches.

Services:

Mains water, group sewerage, ESB and O.F.C.H. with new condensing boiler. Sky TV, telephone and broadband available.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION ON THIS PROPERTY –

PLEASE CONTACT:

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Exterior and Interior Photos:

