



BW/R751/RAB

FOR SALE BY PRIVATE TREATY

**‘RICHNESS’, BRYANSTOWN,  
FOULKSMILLS, CO WEXFORD Y35 KX30**  
**Spacious 4-Bed Bungalow with 2-Bed Annex plus  
large Garage and large Workshop on c 1.3 acres**



**Guide Price: €470,000**

This 4-Bed Bungalow of c 137 m<sup>2</sup> with attached separate self-contained 2-Bed Annex of c 83 m<sup>2</sup> offers very bright and super spacious living areas and comes to the market in pristine condition! With beautiful views of the surrounding countryside, this property is in a very private setting amongst mature lawns, gravel patio areas, fishpond, large vegetable garden and poly tunnel. A long gravel driveway leading to a large 2-storey workshop of c 93 m<sup>2</sup> and a large domestic garage of c 81 m<sup>2</sup> with loft area. Located within 5 minutes' drive to the village amenities of Clongeen and Foulksmills, less than 10 minutes' drive of the commercial centre of Wellingtonbridge and within short drive to New Ross and Wexford town. Waterford City and beautiful Coastlines are also in easy reach.

**SUPERB FAMILY HOME IN BEAUTIFUL SETTING.**

**Brian Wallace Auctioneer**

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### Accommodation Main Bungalow:

**Entry Hallway** - 3.3m x 1.7m PVC entrance door with side lights, laminate flooring and coved ceiling.

**Inner Hallway** - 11.4m x 1.0m laminate flooring.

**Living Room** - 4.5m x 4.1m carpet flooring, metal and granite fireplace and 2 arched windows with views of front garden.

**Kitchen** - 4.9m x 3.1m tile flooring, recessed lighting, French White Vinal finish fitted cabinets, laminate counter tops, tile splash back, stainless sink, 5-ring gas hob, electric double oven & grill, integrated dishwasher, fridge/freezer, window with views of rear garden & pond, door access to utility and opening to dining room.

**Utility Room** - 3.3m x 1.5m tile flooring, built-in cabinets with laminate counter top, washer/dryer hook-up and back door access.

**Dining Room** - 4.3m x 3.4m tile flooring, wood panelled ceiling, sliding patio doors to side gravelled patio area, hot press and double doors to large sun lounge.

**Sun Lounge** - 11.5m x 3.9m tile flooring with underfloor heating, recess lighting, views of garden/patio areas, pond and countryside, French doors to rear garden/patio, door to side garden/patio and door access to self-contained annex.

**Bedroom 1** - 4.6m x 3.2m laminate flooring, coved ceiling, built-in wardrobes & dressing table and en-suite.

**En-Suite** - 2.6m x 1.0m fully tiled, enclosed shower unit, WC and WHB.

**Bedroom 2** - 4.3m x 3.0m laminate flooring and coved ceiling.

**Bedroom 3** - 3.2m x 3.1m laminate flooring, coved ceiling and alcove.

**Bedroom 4** - 3.3m x 3.1m laminate flooring, coved ceiling and alcove.

**Bathroom** - 3.2m x 2.7m fully tiled, bathtub with hand-held shower, walk-in electric wet shower, WC, WHB and large built-in under sink cabinet.

### Accommodation 2-Bed Annex:

**Entry Hallway** - 5.9m x 1.4m PVC entrance door with glass, semi-solid wood flooring, coat closet and door access to main Bungalow's sun lounge.

**Kitchen/Dining/Living** - 7.2m x 5.9m open floor plan with tile flooring in kitchen area and laminate flooring in dining and living area, fully fitted kitchen with laminate counter tops, tile splash back, porcelain sink, electric cooker and integrated fridge/freezer, electric fireplace, gas underfloor heating for entire annex and door access to private decking and patio area.

**Bedroom 1** - 3.9m x 2.9m semi-solid wood flooring and built-in wardrobes.

**Bedroom 2** - 4.1m x 3.0m semi-solid wood flooring, built-in wardrobes and double windows.

**Bathroom** - 3.3m x 2.5m fully tiled, bathtub, fully enclosed shower unit, WC, WHB, fitted under sink and medicine cabinet.

### Services:

Private well, ESB, Bio-septic sewerage system, 2 separate central gas heating systems and fireplace in Bungalow. Telephone, Broadband and Sky TV available.

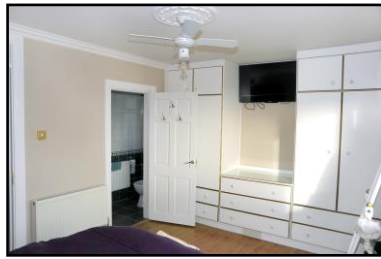
## Property Features:

- Immaculate **5-Bed Bungalow of c 137 m<sup>2</sup>**, built in 1997/98.
- Self-contained **2-Bed Annex of c 83 m<sup>2</sup>**, built in 2003/04 with full PP.
- Property in immaculate condition throughout.
- C 1.3 acres private grounds with mature shrubs and trees in beautiful setting.
- Large fishpond and several gravel patio areas – ideal for entertaining.
- Boiler House, garden shed, large vegetable garden and poly tunnel.
- **Workshop 14.1m x 6.6m (c 93 m<sup>2</sup>)** 2-storey with high ceiling and doors, block finish interior, plastered exterior and metal roof.
- **Domestic garage 10.6m x 7.6m (c 81 m<sup>2</sup>)** with loft area, high ceiling and high entrance doors, block finish interior, plastered exterior and metal roof.
- Double block interior walls, plaster and painted exterior and tile roof.
- White PVC fascia and soffit, white PVC double glazed windows.
- Walls, piers and gates and gravel driveway with ample parking.
- C 5 minutes' drive to amenities of Clongeen, Newbawn and Foulksmills village.
- C 10 minutes to the commercial centre of Wellingtonbridge.
- C 20 minutes to New Ross Town and easy access to Waterford City, Wexford Town and beautiful coastlines.

## Exterior Photos:



**Internal Photos of main Bungalow:**



**Internal Photos Annex:**

