



BW/R614/MR

FOR SALE BY PRIVATE TREATY

'CHURCH VIEW', GIBBERWELL, DUNCORMICK, CO. WEXFORD Y35 X5P6

**Tastefully Refurbished 5 Bed/3 En-suite Home of
c 1,500 sq ft on c 0.6 acres with Matching Garage**



Guide Price: €297,000

This lovely 5 bed/3 en-suite home of c 1,500 sq ft, set on c 0.6 acres of mature grounds, has been recently renovated and refurbished to a high standard and is immaculately maintained. The attractive open-plan living areas are bright and spacious and a matching garage of c 260 sq ft adds extra value to the property. Nestled in a quiet countryside location within walking distance to the popular villages of Rathangan and Duncormick with their traditional Irish pubs, restaurant, café and sport facility. Just 20 minutes drive to Wexford town, 30 minutes to Rosslare Europort, 10 minutes to the fishing village of Kilmore Quay and 5 minutes drive to beautiful Cullenstown Strand.

LOVELY FAMILY HOME / B&B POTENTIAL!

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Accommodation:

- **Entrance Hall** - **4ft 8in x 3ft 6in** PVC entry door with glass insert, laminate flooring.
- **Living Room** - **20ft x 11ft 6in** laminate flooring, brick-feature fireplace with oak mantle and solid fuel stove, wooden staircase.
- **Kitchen /Dining** - **21 ft 2in x 12ft** lovely open plan area leading to living room featuring; wood effect tile flooring, central isle/breakfast bar, wood-effect laminate countertops, painted French Farmhouse eye and floor level cabinets, stainless steel sink, Belling electric oven with 5 ring hob, tiled splash back, integrated dishwasher and fridge freezer.
- **Family Room** - **16ft x 11ft** leading from kitchen, featuring continued wood effect tile flooring, solid fuel stove, and French doors leading to garden.
- **Bathroom** - **8ft 4in x 7ft 10in** fully tiled, WC, WHB, bath tub with overhead Triton shower.
- **Bedroom 1 (Down)** - **12ft 8in x 9ft 10in** laminate flooring (solid oak underneath).
- **Stairs/Landing** - **18ft x 3ft 6in** laminate flooring, hotpress.
- **Bedroom 2** - **16ft 4in x 8ft** laminate flooring, double window with countryside and coastal views, en-suite.
- **En-suite** - **8ft x 3ft 6in** fully tiled with enclosed power shower, WHB and WC.
- **Bedroom 3** - **9ft 6in x 8ft 10in** laminate flooring, window with countryside views.
- **Bedroom 4** - **12ft x 11ft** laminate flooring, window with countryside views, en-suite.
- **En-suite** - **11ft x 3ft 6in** tiled flooring with painted walls, skylight enclosed power shower, WHB and WC.
- **Bedroom 5** - **13ft 4in x 10ft 2in** laminate flooring, window with countryside and garden views, en-suite.
- **En-suite** - **9ft 2in x 7ft 10in** fully tiled, soak tub, WHB and WC. Access from bedroom and hallway.

Features and Services:

- 5 bed/3 en-suite property (plus family bathroom) c 1,500 sq ft renovated to a high standard. A great family home with the potential to have a B&B business.
- c 0.6 acres of landscaped grounds with mature lawns and trees.
- Matching detached garage of c 680 sq ft with roll-up door, side door and window.
- Plaster and painted exterior with slate roof.
- PVC doors, white PVC double-glazed windows, white fascia and soffits.
- Kerbed and gravel driveway, piers and gated entry ways with ample parking.
- Walking distance to the popular villages of Rathnagan and Duncormick.
- c 20 minutes drive to Wexford town, c 30 minutes to Rosslare Europort, c 10 minutes to Kilmore Quay and c 5 minutes to beautiful Cullenstown Strand.
- Mains water, Bioseptic system, E.S.B., O.F.C.H., 2 Stoves, Broadband available.

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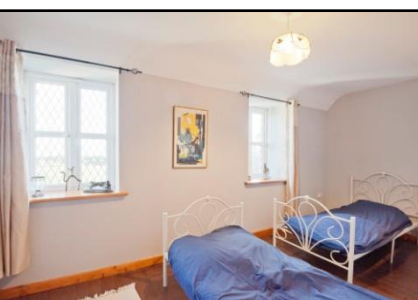
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Exterior and Interior Images:



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