

FOR SALE BY PRIVATE TREATY

'HEDGEROWS', COOLISHAL, DUNCORMICK, CO WEXFORD Y35 EHY9

**Stunning 4/5 Bed Residence on c 0.75 acres
landscaped grounds, only 5 minutes to the Sea.**

**BER C3****Guide Price: €349,000**

Impressive and meticulously decorated and maintained 4/5 bedroom home with high end features and finishes such as a fully fitted solid wood kitchen, quality tile bathroom areas, quality carpets on upstairs areas, solid wood flooring on downstairs living areas and all solid Oak interior doors. All blinds, curtains and light fittings are included in the sale. Light filled rooms with views of the beautiful extensive garden areas and surrounding countryside, a south facing patio area and close proximity to beautiful Cullenstown Strand and famous Bannow Bay, this property is truly a gem and viewing comes highly recommended!

TOP QUALITY FAMILY HOME!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

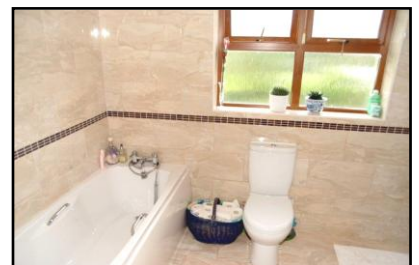
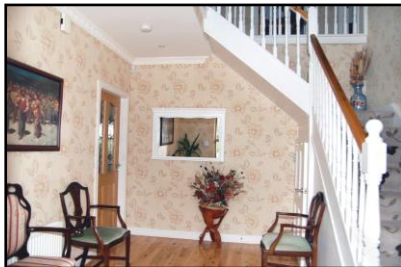
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Exterior and Interior Images:



Accommodation:

- **Entrance Lobby** - **12ft 7in x 10ft 10in** solid Oak flooring, PVC entrance door with side lights, ceiling coving, recess lighting and solid wood staircase with carpet steps and under stairs storage.
- **Kitchen/Dining/Living-** **28ft x 15ft** tile flooring, ceiling coving, energy efficient recess lighting, painted solid wood kitchen units, laminate counter tops and tile splash back, built-in dishwasher, Siemens electric double oven and large gas hob, stainless steel sink, solid multi fuel stove with granite hearth in dining area, TV point and access to utility and patio area.
- **Utility Room** - **11ft x 11ft 4in** tile flooring, painted solid wood cabinets with sink unit, washer/dryer hook-up, access to Guest WC and office/study, back door access to rear garden.
- **Guest WC** - **5ft x 5ft** tile flooring, WC, WHB and window.
- **Lounge** - **18ft 6in x 12ft 10in** solid Oak flooring, ceiling coving, granite fireplace with solid multi fuel stove insert, TV point and Bay window.
- **Office/Study** - **12ft 8in x 8ft 6in** tile flooring, phone point, could be used as downstairs bedroom.
- **Top Landing** - **16ft 3in x 11ft** carpet flooring, wrap around gallery with views of downstairs lobby and large fully shelved hot press/linen closet 7ft x 5ft.
- **Bedroom 1 (Master)** - **12ft 7in x 11ft 10in** carpet flooring, large walk-in closet 4ft 7in x 4ft 4in, TV point and en-suite.
- **En-suite** - **8ft x 4ft 4in** fully tiled, electric shower pod, WC & WHB.
- **Bedroom 2** - **11ft 10in x 12ft 10in** carpet flooring, built-in wardrobe and TV point.
- **Bedroom 3** - **11ft 6in x 12ft 10in** carpet flooring and TV point.
- **Bedroom 4** - **11ft 9in x 10ft 9in** carpet flooring, built-in wardrobe and TV point.
- **Bathroom** - **9ft 5in x 6ft 9in** fully tiled, large bath tub, shower pod with power shower, WC and WHB.

Property Features:

- Stunning 4/5 bed Residence in immaculate condition with exceptional internal décor including quality carpets, solid wood flooring and all interior solid Oak doors.
- C. 0.75 acres fully enclosed landscaped front & rear gardens with south facing patio.
- Rear flower garden with mature lawns, shrubs & trees, garden shed and large wooden workshop 20ft x 12ft (c 240 sq ft).
- Second rear garden with mature lawns, fruit trees, chicken run, vegetable plots and large Poly tunnel.
- Walled entry with electric gates, kerbed and gravel driveway with ample parking.
- Fully painted exterior with slate roof and double glazed Oak grain PVC windows.
- Peaceful country setting, yet close to all amenities and the Sea.
- Walk to the local doctor's surgery.
- C 5 minutes to beautiful Cullenstown & Bannow Beach, historic Bannow Bay and all amenities of Carrig-on-Bannow village including Montessori school, primary school, church, village shop, dry cleaner, 2 pubs, take-a-way and café.
- Only 8 minutes to Wellingtonbridge commercial center with daily bus services.
- Wexford town is just a 20 minutes' drive.

Services:

- Mains water, ESB, BioCrete septic system, O.F.C.H., 2 solid multi fuel stoves, telephone, fully alarmed, Satellite TV and fiber optic broadband connected.