



BW/R651/SH

FOR SALE BY PRIVATE TREATY

## 'HOOK LODGE' TEMPLETOWN, FETHARD-ON-SEA, CO. WEXFORD Y34RK72

**Nicely presented 6+ Bed/3 En-suite Dormer on c 0.33 a mature Grounds, only mins to Beaches & Hook Head!**



**Guide Price: €390,000**

Location is everything for this delightful and contemporary style property with excellent B&B business opportunity. Right on the doorsteps are Dollar Bay, Booley Bay and the Blue Flag Beach of Duncannon. This gorgeous 6 Bedroom/3 En-suite property offers spacious, bright rooms and the interior comes to market in top class, ready-to-move in condition. With the popular Seaside village of Fethard-on-Sea just c 5 km away and the renowned beautiful Hook Head Peninsula in very close proximity, this property would make a great family/holiday home or would offer an ideal B&B opportunity. Easy access to many amenities with New Ross just c 20 minutes drive, Waterford City (via Ballyhack car ferry) c 30 minutes, Wexford Town c 40 minutes and Rosslare Euro Port c 50 minutes drive. Viewing of this property comes highly recommended!

**IDEAL B&B OPPORTUNITY!**

**BER C2**

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**Accommodation:**

**Brian Wallace Auctioneer**

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**Entrance Hallway** - 22ft 9in x 5ft PVC door with leaded glass, tile flooring and handcrafted painted staircase to top landing.

**Inner Hallway** - 19ft 2in x 3ft 10in tile flooring.

**Living Room** - 17ft 4in x 14ft 2in new Herringbone laminate wood flooring, new Danish Eco wood burning stove, new French patio doors to outside and large front window with views of garden/countryside.

**Kitchen/Dining** - 17ft 2in x 15ft 6in new Herringbone ceramic tile flooring, recessed lighting, new Teal blue eye- and waist-level kitchen cabinets with brushed steel handles, and granite counter tops, new induction hob, eye-level electric oven & grill, double white porcelain sink, integrated dishwasher and fridge/freezer. Also features new breakfast bar and new French patio doors to outside.

**Music Room** - 14ft 2in x 12ft semi-solid Beech wood flooring and windows with views of countryside.

**Utility Room** - 7ft x 5ft 10in tile flooring, washer and dryer hook-up and back door access.

**Office/Study** - 12ft 2in x 11ft 2in semi-solid Beech wood flooring and alcove area; could be used as extra bedroom or formal dining room.

**Bedroom 1** - 12ft 3in x 10ft 3in semi-solid Beech wood flooring.

**En-Suite** - 9ft x 3ft 3in fully enclosed and tiled shower, WC, WHB, fitted mirror and window.

**Bedroom 2** - 15ft 2in x 12ft 3in semi-solid Beech wood flooring.

**En-Suite** - 9ft x 3ft 3in fully enclosed and tiled shower, WC, WHB, fitted mirror and window.

**Top Landing** - 25ft 8in x 3ft 6in new linoleum flooring, fully shelved hot press, access to attic and skylight over staircase.

**Study/Storage** - 8ft x 7ft vaulted ceiling with skylight.

**Bedroom 3** - 15ft 4in x 14ft 8in new linoleum flooring, vaulted ceiling, dormer-style window, walk-in wardrobe 5ft x 4ft and en-suite.

**En-Suite** - 9ft x 8ft tile flooring, vaulted ceiling, fully enclosed and tiled shower, heated towel rail, WC, WHB and window.

**Bedroom 4** - 12ft 10in x 12ft vaulted ceiling and dormer-style window 4ft x 3ft with great views.

**Bedroom 5** - 12ft 4in x 9ft 10in vaulted ceiling and dormer-style window 4ft x 3ft with great views.

**Bedroom 6** - 13ft 6in x 10ft new linoleum flooring, vaulted ceiling, dormer-style window 4ft x 3ft with great views of Templar's Church and Waterford Estuary and en-suite.

**En-Suite** - 10ft x 6ft 7in tile flooring, vaulted ceiling with skylight, fully enclosed and tiled jet shower unit, heated towel rail, WC and WHB.

**Bathroom** - 11ft 4in x 6ft 8in tile flooring, fully tiled walls, vaulted ceiling with skylight, fully enclosed 6-jet shower unit, corner bathtub, heated towel rail, WC and WHB.

**TO ARRANGE A VIEWING ON THIS PROPERTY – PLEASE CONTACT:**

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## **Property Features:**

- Well presented spacious 6+ bedroom/3 en-suite dormer of c 2,900 sq ft.
- White PVC double glazed windows, white PVC fascia and soffit.
- Newly painted external finish and slate roof.
- Double block cavity walls and insulated external walls.
- Enclosed and fully paved back yard/patio with garden shed.
- C 0.33 acres landscaped grounds with mature lawns, lots of trees and shrubs.
- Gated entry way with kerbed and gravel driveway with ample parking.
- Interior finished to high standards with all new kitchen and new downstairs interior doors and Patio doors and newly painted.
- Booley and Dollar Bay, Baginbun Beach & Carnivan Bay all within a short drive.
- Duncannon Beach and beautiful Hook Head Peninsula in close proximity.
- Only c 5 km from Fethard-on-Sea, New Ross c 20 minutes drive, Waterford City (via Ballyhack car ferry) c 30 minutes, Wexford Town c 40 minutes, Rosslare Europort c 50 minutes drive.
- Some furniture and appliances can be negotiated.

## **Services:**

Mains water, ESB, Bio septic tank, O.F.C.H. with new A+ rated condensing boiler with smart technology (to be remotely operated) and Danish Eco wood burning stove. Sky TV, Telephone and Broadband available.

## **Exterior and Interior Photos:**



