



BW/R636/PWM

FOR SALE BY PRIVATE TREATY

RATH, DUNCORMICK, CO. WEXFORD Y35 PW40

4 Bed Home of c 1,800 sq ft with large Attic of c 700 sq ft on c 1 mature acres with Sea Views



Guide Price €295,000

This beautiful 4 bed bungalow of c 1,800 sq ft with large attic of c 700 sq ft was built in 2004 to high standards with a partially built detached garage. Sitting on a c 1 acre site with lovely Country, Sea & Island Views, the location is excellent, just minutes to the village of Rathangan with primary school, pub/restaurant, church, hairdresser, and sports' complex, and within short drive to Cullenstown Beach and Kilmore Quay fishing village. Wexford Town only c 12 km away.

GREAT FAMILY HOME!

BER C2

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

Brian Wallace Auctioneer

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: info@bwallace.ie

Web: www.bwallace.ie

Accommodation:

Entrance Hall - 18ft 9in x 13ft 6in PVC entry door with glass and sidelights, tile flooring, vaulted high ceilings, hot press/linen closet and solid wood staircase to attic.

Inner Hallway - 16ft x 3ft 8in tile flooring and recessed lighting.

Living Room - 16ft 3in x 12ft 6in solid Oak flooring, coved ceiling, large corner window and metal fireplace with solid fuel stove insert and back boiler.

Kitchen/Dining - 24ft x 13ft 6in tile flooring, recessed lighting, solid Maple shaker-style kitchen cabinets, breakfast bar, laminate counter tops, tile splash back, stainless sink, eye-level oven and grill, electric hob with overhead extractor fan, dishwasher, fridge/freezer, large corner window with lovely views of Country/ Sea / Saltee Islands, French doors to rear patio and access to utility.

Utility Room - 11ft x 7ft tile flooring, laminate Counter top, built-in cabinets, washer/dryer hook-up, 'Warmflow' boiler, central vacuum system and back door access.

Bedroom 1 - 11ft 2in x 10ft 6in laminate flooring, Country/Sea Views.

Bedroom 2 - 11ft x 11ft laminate flooring, Country/Sea Views.

Bedroom 3 - 15ft 2in x 14ft solid Oak flooring, custom fully shelved **walk-in Wardrobe 10ft x 8ft** and en-suite.

En-suite - 10ft x 6ft 9in tile flooring, half tiled walls, enclosed electric Triton shower, bath tub, WC and WHB.

Bedroom 4 - 11ft x 9ft laminate flooring.

Bathroom - 11ft x 8ft 9in fully tiled, large 10-jet 'Vogue' bath tub, enclosed electric power shower, WC and WHB.

Top Landing - 10ft x 7ft 6in laminate flooring, vaulted ceiling and skylight.

Attic Room 1 - 16ft x 14ft 6in vaulted ceiling and skylight.

Attic Room 2 - 18ft x 14ft 6in vaulted ceiling and skylight.

Attic Room 3 - 14ft x 14ft 6in vaulted ceiling and skylight.

Property Features:

- Beautiful 4 bedroom bungalow, built in 2004 of c 1,800 sq ft with 3 large attic / play / storage rooms of c 700 sq ft.
- C 1 acre mature & landscaped grounds with concrete rear patio and custom-designed BBQ area - ideal for entertaining!
- Partially-built garage, metal workshop/storage shed and kids play house.
- Black PVC fascia & soffit, PVC Oak effect double-glazed windows.
- Slate roof, kerbed and gravel driveway with piers and gates.
- Double block cavity walls, insulated external walls, plastered & painted.
- Entry way with piers, kerbed and gravel driveway with ample parking.
- Only minutes drive to Rathangan village with pub, church, hairdresser, sports' complex, primary school and pub/restaurant.
- Wexford Town only 12 km away.
- Beautiful Cullenstown Strand and Kilmore Quay active fishing village with many amenities also only a short drive.

Services:

E.S.B., mains water, Bioseptic system, O.F.C.H., solid fuel stove with back boiler. Broadband, telephone and Sky TV available.

