



BW/R755/EW

FOR SALE BY PRIVATE TREATY

RAMSTOWN, FETHARD-ON-SEA, CO WEXFORD Y34 XT25

Fabulous 4 Bed Property with Annex and Sea Views in desirable Location, walk to Beaches and Amenities.



Guide Price: €495,000

Wake up to the smell of the sea at this unique and beautiful c 2,500 sq ft dwelling overlooking Carnivan Bay. Tastefully decorated with unique features and a lovely cozy feel throughout. This charming home was built in 1994 and has the extra bonus of an independent annex / studio. Set on c. 0.75 acres of mature gardens with views of the sea from the front and the rolling countryside to the rear and only a short stroll to the beautiful sandy beach of Carnivan, this property will have you captivated. A cliff top walk takes you to the lovely Baginbun beach and its rugged coastline which can be explored by kayak in the nearby adventure centre. Join a yoga class or the sea swim group and grab a coffee at Cliff Top Coffee afterwards and take in the beautiful scenery this area has to offer. With the amenities of the seaside village of Fethard-on-Sea close by, this property would make a perfect family home or holiday retreat. Viewing of this property comes highly recommended! **CHARM, CHARACTER, LOCATION!**

BER C3 Main Dwelling **BER C2** Studio

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 his 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 and are believed correct, but any intending purchaser or tenant should not rely on them as statements or in consistency between these particulars and the contract for sale. The latter shall prevail. We do not hold ourselves responsible for any expense incurred in

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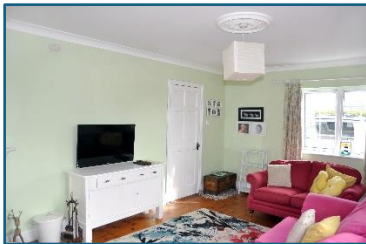
Accommodation Comprises:

- **Entrance Hallway-** 24ft 8in x 6ft 7in solid wood and painted cottage-style split entrance door with porthole, tile flooring and handcrafted solid wood staircase with carpeted steps.
- **Living Room** - 18ft x 12ft 2in French Pine flooring, coved ceiling, fireplace with solid fuel stove, 2 windows with views of countryside
- **Kitchen / Dining** - 19ft 2in x 13ft 8in tile flooring, custom made Shaker-style kitchen cabinets painted French Farmhouse white, laminate counter tops with tiled walls, double stainless sink, electric induction hob with overhead stainless fan, integrated double electric oven, fridge/freezer, washing machine hook-up, door access to utility room and French doors leading onto glass enclosed rear patio/deck area with panoramic country views.
- **Utility Room** - tile flooring, washer/dryer hook-up.
- **Guest WC** - 7ft 6in x 6ft tile flooring, ½ tiled walls, enclosed electric shower, WC, WHB and under sink cabinet
- **Bedroom 1** - 13ft 6in x 11ft 2in laminate flooring (with original French Pine underneath).
- **Bedroom 2** - 12ft x 11ft 3in French Pine flooring.
- **Top Landing** - 11ft 9in x 6ft 8in carpet flooring, vaulted ceiling, skylight over stairs.
- **Bedroom 3** - 19ft x 11ft 4in laminate flooring (original French Pine underneath), vaulted ceiling, dormer window with seating and scenic Ocean views of Kilmore Quay, Saltee Islands, Baginbun Beach and Carnivan Bay, skylight and built in storage areas.
- **Bedroom 4** - 19ft x 12ft 3in laminate flooring (original French Pine underneath), vaulted ceiling, dormer window with seating and scenic Ocean views, skylight, built-in storage areas and attic access.
- **Bathroom** - 8ft 2in x 7ft linoleum flooring, fully tiled walls, skylight, bathtub, WC, WHB with full length laminate countertop and under sink cabinets.

Annex / Studio:

- **Front Room** - 20ft 2in x 13ft 6in with arched glass entrance door and side lights, tile flooring, four windows, solid wood and painted staircase, access to WC and back room.
- **WC** - 6ft x 4ft tile flooring, WC and WHB.
- **Back Room** - 20ft 2in x 14ft 9in tile flooring, built-in Shaker-style cabinets, electric cooker, fridge/freezer, washing machine hook-up, sliding patio door to rear deck area and enclosed private garden with great country views.
- **Room 1 (up)** - 14ft 2in x 11ft 6in laminate flooring, vaulted wood paneled and painted ceiling with painted wood beams, recessed lighting, built-in wardrobe/storage and great country views.
- **Room 2 (up)** - 14ft 1in x 10ft 2in laminate flooring, vaulted wood paneled and painted ceiling with painted wood beams, recessed lighting, built-in wardrobe/storage, en-suite and magical Sea views!
- **En-Suite** - 6ft 4in x 6ft laminate flooring, vaulted wood paneled and painted ceiling, skylight, enclosed electric shower unit, WC and WHB.

Photos Main House:



Photos Studio / Workshop:



Property Features and Services:

- 4 Bedroom property of c 1,600 sq ft with charm & character, tastefully decorated.
- White double glazed PVC windows, fascia and soffit and low-profile slate roof.
- Entrance with stone piers and wooden gates, paved driveway with ample parking.
- C ¾ acres mature grounds and trees separated into 3 different parcels, garden shed, 2 rear deck areas, glassed in open roof rear patio and enclosed front patio area, great for entertaining! Beautiful Country and Ocean views!
- Separate 2-storey annex / studio of c 960 sq ft.
- Very desirable location - minutes to many amenities of the quaint seaside village of Fethard-on-Sea including supermarket, primary school, pubs & restaurants etc.
- Walk to beautiful Baginbun Beach and scenic Carnivan Bay.
- Go wild at the Irish Experience Adventure Centre where you can explore the coast by kayak. Join a yoga class or the local swim group at Baginbun.
- Only c 15 minutes to New Ross Town and Waterford City via Ballyhack car ferry, c 10 minutes to Duncannon Beach, c 10 minutes to the famous Hook Head Lighthouse, c 25 minutes to Wexford Town.
- Serviced by mains water, O.F.C.H., solid fuel stove, septic system and ESB. Telephone and broadband available.