



BW/R756/AL

FOR SALE BY PRIVATE TREATY

## **'FIR TREES', AUGHERMON, TAGHMON, CO. WEXFORD Y35 EW02**

**Impressive 4 Bed / 1 En-suite Home on c 1.35 acres beautifully landscaped Grounds, peaceful setting yet close to amenities.**



**Guide Price: €380,000**

'Fir Trees' is a well presented 4-bedroom / 1 en-suite detached bungalow, built c 2006, with a spacious living area of c 155 sqm, sitting on a c 1.35-acre mature site with beautifully landscaped gardens, forested area and large detached garage. With some high standard finishes throughout, this property would make the perfect family home, given its great location and beautiful and very private setting. Less than 10 minutes' drive to the commercial centre of Wellingtonbridge with many amenities such as supermarket, large hardware store and garden centre, post office, bar & restaurant, take-away, café, petrol station and links to bus services. C 5-10 minutes to the beaches of Cullenstown and Bannow Bay as well as the villages of Taghmon and Ballymitty, c 20 minutes to Wexford Town and c 30 minutes to Rosslare. Viewing highly recommended for this turn-key property.



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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

## **Accommodation:**

- Entry Hallway** - **6.90m x 2.00m** PVC entrance door with side light, porcelain tile flooring and coved ceiling.
- Inner Hallway** - **5.20m x 1.20m** porcelain tile flooring, hot press and access to attic.
- Cloakroom** - **1.10m x 0.75m**
- Living Room** - **4.45m x 4.80m** bright spacious room with bay window, solid wood flooring, coved ceiling inset solid fuel stove and views of mature garden.
- Kitchen/Dining** - **4.80m x 4.35m** porcelain tile flooring, coved ceiling, high gloss waist-and eye-level kitchen cabinets, laminate counter tops, stainless steel sink with tile splash back, 4-ring gas hob with double electric oven and microwave, integrated dishwasher, fridge/freezer and island unit with seating.
- Utility Room** - **3.00m x 1.85m** tile flooring, built-in cabinets, sink unit, washer/dryer hook-up and back door access to rear garden.
- Sun Lounge** - **3.90m x 3.60m** porcelain tile flooring, vaulted wood paneled ceiling and double door access with ramp to rear garden.
- Bedroom 1** - **3.60m x 3.20m** solid wood flooring and coved ceiling.
- Bedroom 2** - **3.20m x 3.00m** solid wood flooring and coved ceiling.
- Bedroom 3** - **4.50m x 3.20m** solid wood flooring, coved ceiling and bay window with garden views.
- En-suite** - **2.30m x 1.10m** tile flooring, half tiled walls, WC, WHB, enclosed tiled electric Triton T90 shower and window.
- Bedroom 4** - **4.25m x 3.10m** solid wood flooring and coved ceiling.
- Bathroom** - **3.00m x 2.50m** tile flooring, WC, WHB, bathtub and enclosed tiled electric Triton shower unit.

## **Property Features:**

- 4-bedroom / 1 en-suite beautifully presented Bungalow in tranquil setting.
- c 155 sqm of bright and spacious living areas in turn-key condition
- c 1.35 acres of very private, well maintained mature gardens with forested area.
- Large garage of c 25 sqm and small garden shed.
- Black PVC fascia, soffit and double-glazed windows, PVC exterior doors.
- 6 Panel Solar PV System for electricity and hot water.
- Double-block build, plaster and painted finish with slate roof.
- Private gravel entrance way with piers and gate with lights and ample parking.
- Minutes to all village amenities of Taghmon, Ballymitty and Wellingtonbridge.
- Close to several beautiful beaches and the scenic and historic Bannow area.

## **Services:**

Private well, ESB, septic system and O.F.C.H. and 6 Panel Solar PV System for electricity and hot water. Telephone and Broadband available.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION - PLEASE CONTACT:

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