



BWR757/TC

FOR SALE BY PRIVATE TREATY

'DELOUR HOUSE', HALSEYRATH, DUNCORMICK, CO. WEXFORD Y35 NX88

**Beautiful 4 Bed/1 En-suite Home of c 175 m² on c 1.1 a
mature & private Grounds, close to Amenities.**



Guide Price: €425,000

This 4-bedroom home of c 175 sq m is situated on a nicely landscaped, mature and private c 1.1-acre site. This original 2-up 2-down cottage was extensively extended and lovingly renovated (with proper planning in place) to high standards in c 2001 and is immaculately maintained throughout with tastefully decorated, comfortable and bright living spaces. In an ideal location, only c 7 minutes to the commercial center of Wellingtonbridge with all amenities and the main R733 Wexford/Duncannon Road, Kilmore Quay fishing village with its beautiful beaches c 12 mins, Wexford Town c 20 mins and Rosslare Europort c 30 mins drive. The South Wexford Coastline is also within close proximity with its many sandy beaches and attractions! This would make an ideal Family Home, viewing highly recommended.

TOP QUALITY HOME!



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Accommodation:

- Entrance Hall** - **4.50m x 2.50m** quality tile flooring with feature mosaic inlays, PVC entrance door with sidelights, beautifully hand-crafted wooden painted staircase with carpet runner and access to guest WC and shower room.
- Inner Hallway** - **3.70m x 3.50m** quality tile flooring.
- Living Room** - **8.20m x 4.10m** semi-solid Oak flooring, lovely, aged stone fireplace with solid-fuel stove insert, large Bay window and double doors with 2 sidelights and views of mature rear garden and forest.
- Kitchen** - **3.20m x 3.40m** tile flooring, vaulted ceiling with skylight, painted solid wood cabinets, laminate counter tops, tiled splash back, round stainless sink, electric hob and eye-level oven, integrated dishwasher, fridge/freezer, door access to formal dining room and utility room.
- Dining Room** - **3.40m x 3.20m** semi-solid Oak flooring and double windows.
- Utility Room** - **2.40m x 1.80m** tile flooring, built-in cabinets, laminate countertop, washer/dryer hook-up and back door access.
- Guest WC** - **1.90m x 1.40m** tile flooring, painted walls, WC, WHB and window.
- Shower Room** - **1.90m x 1.40m** fully tiled, large walk-in wet shower and window.
- Bedroom 1** - **3.70m x 2.40m** semi-solid Oak flooring.
- Top Landing** - **8.10m x 2.10m** semi-solid Oak flooring, vaulted ceiling, hot press / linen closet 1.5m x 1m and access to attic.
- Bedroom 2 (up)** - **3.70m x 2.40m** semi-solid Oak flooring and built-in wardrobe.
- Bedroom 3 (up)** - **4.10m x 3.60m** semi-solid Oak flooring and built-in wardrobe.
- Bedroom 4 (up)** - **8.40m x 4.10m** semi-solid Oak flooring, very spacious and bright room with large Bay 2.50m x 2.30m, PVC & glass door to future deck area, skylight, walk-in wardrobe and en-suite.
- En-Suite** - **2.90m x 1.90m** tile flooring, WC, WHB and enclosed shower.
- Bathroom** - **2.70m x 2.40m** tile flooring, full bathtub with tiled surround, fully tiled and enclosed shower, heated towel rail, WC and WHB.

Property Features:

- 4 bedroom / 1 en-suite home extensively re-furnished to high standards.
- C 1.1 acres landscaped grounds with mature rear and side lawns, trees and shrubs.
- Large, detached **Workshop / Garage 5.50m x 5.20m** with roll-up door, plaster & painted finish and metal roof.
- Entry way with piers, gates and gravel driveway with ample parking.
- PVC doors, double glazed white PVC windows, fascia and soffit.
- Double block cavity walls, plaster & painted exterior and slate roof.
- Walk to village pub.
- C 7 minutes' drive to Wellingtonbridge with many amenities.
- Kilmore Quay with its beautiful coastline is only c 12 minutes' drive.
- Wexford Town c 20 minutes and Rosslare Europort c 30 minutes' drive.

Services:

Mains water, septic system, ESB, O.F.C.H. and solid fuel stove. Telephone and Broadband available.

