



BW/R762/LK

FOR SALE BY PRIVATE TREATY

# 'WINDMILL COTTAGE', DANESCASTLE, BANNOW, CO. WEXFORD Y35 K254

**Traditional 4 Bed Cottage with Garage & Sheds on  
c 0.5 acres, walk to all Village Amenities.**



**Guide Price: €199,000**

This 4-bed traditional 2-up-2-down Country Cottage with extension is sitting on c 0.5 acres and is in need of complete modernization, with great potential to be transformed into a beautiful home / holiday retreat. It is in perfect location, within a short stroll to all amenities of the village of Carrig-on-Bannow including pre-school, primary school, church, village shop, chippers, café/bistro, pubs etc. Within c 5 minutes to many more excellent amenities of Wellingtonbridge as well as beautiful Cullenstown Strand and historical Bannow right on your doorstep. New Ross Town and Wexford Town c 30 minutes' drive, Rosslare Euro Port c 40 minutes and Waterford City c 50 minutes.

**GREAT POTENTIAL IN GREAT LOCATION!**



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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

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## Accommodation:

<b>Entry Porch</b>	-	<b>1.60m x 1.50m</b> tile flooring and PVC entrance door with glass and PVC door with glass to living room.
<b>Living Room</b>	-	<b>3.60m x 3.50m</b> pellet stove, hot press, door access to bedroom 1.
<b>Back Porch</b>	-	<b>1.00m x 1.00m</b> tile flooring, PVC entrance door with glass.
<b>Hallway</b>	-	<b>3.40m x 1.10m</b> tile flooring.
<b>Bedroom 1</b>	-	<b>3.40m x 3.30m</b> tile flooring, part of extension.
<b>Bedroom 2</b>	-	<b>3.60m x 2.40m</b>
<b>Bathroom</b>	-	<b>2.10m x 1.90m</b> tile flooring, shower, WC and WHB.
<b>Landing</b>	-	<b>1.00m x 1.00m</b>
<b>Bedroom 3</b>	-	<b>3.50m x 2.90m</b>
<b>Bedroom 4</b>	-	<b>3.60m x 2.40m</b>

## Property Features and Services:

- 2-up 2-down cottage with extension with great potential in great location.
- Wall, piers and gated entry way to easy to maintain front concrete yard.
- White double glazed PVC windows and PVC external doors.
- Slate roof and flat roof on extension.
- **Garage 6.10m x 3.65m**, 2 wooden garden sheds and glass house.
- Private rear garden, in need of landscaping.
- Walk to all village amenities and schools.
- Within minutes to local sandy beaches and historical sites.
- The commercial center of Wellingtonbridge just a 5 minutes drive.
- Kilmore Quay fishing village c 15 minutes, Wexford & New Ross c 30 minutes
- Rosslare Europort c 40 minute and Waterford City c 50 minutes away.
- Serviced by mains water & sewerage, ESB, O.F.C.H. and pellet stove. Telephone and Broadband available.

## Exterior and Interior Photos:

