



BW/R761/JS

FOR SALE BY PRIVATE TREATY

**CURRAGHMORE, SALTMILLS, CO WEXFORD Y34 ED89**

**4 Bed/ 1 En-Suite Bungalow on c 0.6 acres with full size floored Attic, minutes to the Sea & Walking Trails!**



**Guide Price: €349,950**

This property, built in 2001, features 4 bedrooms / 1 en-suite of c 1,300 sq ft spacious living areas, a large, floored attic of c 770 sq ft as well as mature gardens, would make a perfect family/vacation home given its great location! Only c 5-10 minutes to primary schools, pubs, restaurants, shops etc. Just 3 minutes to Tintern Abbey and its many beautiful hiking trails, c 7 minutes to the seaside village of Fethard-on-Sea with many amenities and sandy beaches, 5 km to the commercial center of Wellingtonbridge, c 15 minutes to Ballyhack car ferry to Waterford and c 25 minutes to the famous Hook Head Peninsula and New Ross Town.

**GREAT FAMILY OR VACATION HOME!**

**BER D1**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

- Entry Hallway** - 3.8m x 2.1m PVC entrance door with glass and side lights, semi-solid wood flooring, coved ceiling and Stira stairs to large, floored attic.
- Inner Hallway** - 10.4m x 1.2m semi-solid wood flooring and coved ceiling
- Living Room** - 4.2m x 4.0m semi-solid wood flooring, coved ceiling, wood and metal fireplace with gas insert, window to front garden and driveway.
- Kitchen/Dining** - 6.7m x 3.6m tile flooring, coved ceiling, fully fitted Oak kitchen, laminate counter tops, tile splash back, stainless sink, electric oven, gas hob, breakfast bar, 2 windows, sliding patio door, door access to utility room and guest WC.
- Utility Room** - 3.7m x 2.2 tile flooring, coved ceiling, eye-level cabinets and shelving, fridge/freezer, washing machine hook-up, door access to rear and to guest WC.
- Guest WC** - 1.8m x 0.9m tile flooring, coved ceiling, WC, WHB and window.
- Bedroom 1** - 3.2m x 2.9m semi-solid wood flooring, currently used as storage.
- Bedroom 2** - 3.2m x 2.9m carpet flooring.
- Bedroom 3** - 3.9m x 3.7m carpet flooring
- Bedroom 4** - 4.4m x 3.7m carpet flooring and en-suite.
- En-suite** - 3.6m x 1.2m tile flooring, half tiled walls, WC, WHB, glass enclosed electric Triton T90 shower and window.
- Bathroom** - 3.6m x 2.2m tile flooring, half tiled walls, WC, WHB, over sink vanity cabinet, full bathtub and separate glass enclosed electric Triton T90 shower.

## Property Features:

- 4 bedrooms / 1 en-suite Bungalow with low maintenance pebble dash finish.
- C 120 sq m of spacious and bright living areas in move-in condition throughout.
- Large, floored attic of c 71 sq m with 2 skylights, easy convert with proper PP in place.
- C 0.6 acres mature grounds with large front & rear lawn areas, mature shrubs & trees.
- Kerbed and gravel driveway with ample parking.
- Concrete footpath around house.
- All windows white double-glazed white PVC.
- White PVC fascia and soffit, PVC exterior doors and slate roof.
- Walk to Tintern Abbey hiking trails.
- Minutes to all amenities and schools of Fethard-on-Sea and Wellingtonbridge.
- Several beautiful sandy beaches and historic sites on your doorstep.
- C 15 minutes to Ballyhack car ferry to Waterford City.
- C 25 minutes to the famous Hook Head Peninsula and New Ross Town.
- C 40 minutes to Wexford Town.

## Services:

Mains water, ESB, Enviropak septic treatment system and O.F.C.H.  
Sky TV, telephone and fibre optic broadband available.

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

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**Exterior and Interior Images:**

