

FOR SALE BY PRIVATE TREATY

'ROC HOUSE', PARK, DUNCORMICK, CO WEXFORD Y35 TX22

**Impressive 4 Bed / 1 En-suite Home on mature c ¾
acres with Granny Flat in private Park-like Setting!**



Guide Price: €450,000

This bright and very spacious 4-bedroom/1-en-suite residence of c 2,550 sq ft, built in 2005/06 is nicely tucked away on a nicely landscaped ¾ acre site with mature lawns, ample trees and a great variety of plants. It also boasts a large attic with rooftop terrace with views of surrounding countryside and Ballyteige Burrow, plus a self-contained detached 2-bedroom guest quarters/granny flat of c 840 sq ft. Located only 5km from the bustling seaside village of Kilmore Quay with its many amenities, beautiful sandy beach, sand dunes and several pubs & restaurants. Wexford Town only a 20 minutes' drive, Rosslare Euro Port c 30 minutes away. This property would make a perfect family home.

QUALITY HOME IN TOP 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

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Accommodation Main House:

- Entrance Hall** - **15ft 6in x 16ft 6in** PVC entrance door with sidelights, tile flooring, high vaulted ceiling, hand crafted wooden staircase.
- Inner Hallway** - **14ft 6in x 3ft 10in** tile flooring.
- Living Room** - **18ft 6in x 15ft 10in** laminate flooring, solid fuel stove with feature brick surround and large Bay window.
- Kitchen/Dining** - **18ft 2in x 13ft 10in** open plan to sun lounge/family room, tile flooring, recessed lighting, custom French white kitchen cabinets, laminate counter tops, tile splash back, black Carron Phoenix sink, free standing cooker with 5-ring gas top and electric double oven, integrated dishwasher, fridge/freezer, breakfast bar and custom built-in **dining nook 8ft 6in x 6ft** with under seat storage.
- Utility Room** - **10ft 9in x 6ft 6in** tile flooring, laminate counter top, washer/dryer hook-up and hot press.
- Sun Lounge** - **18ft 10in x 12ft 6in** solid Oak flooring, coved and wood panelled ceiling, solid fuel stove, PVC French doors to side and full glass surround.
- Bedroom 1** - **13ft 2in x 10ft 6in** laminate flooring and en-suite.
- En-Suite** - **6ft 9in x 5ft 8in** tile flooring, fully tiled walls, WC, WHB and glass enclosed shower unit.
- Bedroom 2** - **14ft 4in x 12ft 9in** laminate flooring.
- Bedroom 3** - **14ft 4in x 13ft 6in** laminate flooring.
- Bedroom 4** - **11ft 6in x 10ft 6in** laminate flooring.
- Bathroom 1** - **12ft 2in x 8ft 2in** tile flooring, fully tiled walls, full bathtub, enclosed pressure shower unit, WHB and WC.
- Top Landing** - **12ft 6in x 7ft 11in** solid wood flooring, vaulted and wood panelled ceiling with skylight.
- Attic Room 1** - **24ft x 18ft** solid wood flooring, vaulted ceiling with 2 skylights, French doors to step-out roof terrace with views of countryside and Kilmore Quay sand dunes.
- Attic Room 2** - **18ft x 11ft 6in** solid wood flooring, vaulted ceiling, dormer window, **walk-in storage 7ft 6in x 6ft 8in** with skylight and access to guest WC.
- Bathroom 2 (up)** - **9ft 8in x 7ft 6in** wood flooring, half tiled walls, skylight, corner tub, WC and WHB.

Accommodation Guest Quarters / Granny Flat:

- Kitchen/Living Room-** **28ft x 15ft** PVC entrance door with glass, open floor plan with tile flooring in kitchen and laminate flooring in living area, French PVC doors to outside decking area, painted kitchen cabinets, free standing electric cooker, washing machine hook-up, separate pantry, painted and carpeted staircase to top floor and under stairs guest WC.
- Bedroom 1** - **11ft x 8ft** carpet flooring, vaulted ceiling and skylight.
- Bedroom 2** - **12ft x 10ft** carpet flooring, built-in wardrobe, vaulted ceiling and skylight.
- Shower Room** - **9ft 8in x 6ft 6in** tile flooring, vaulted ceiling, skylight, built-in storage unit, glass enclosed shower unit, WC and WHB

Property Features and Services:

- Impressive 4 bed/1 en-suite Residence in private rural location, close to the Sea.
- C 2,550 sq ft of bright and spacious living areas, in move-in condition.
- Stone walls, piers and extensive gravel driveway.
- Custom made XL wooden garden shed and rear patio area.
- C 0.75 acres mature lawns, shrubs and trees in very private park-like setting.
- Slate roof, white PVC double glazed windows, fascia and soffits.
- Rooftop terrace with views of countryside and Ballyteige Burrow.
- **Detached self-contained 2-Bedroom Guest Quarters/Granny Flat** of c 840 sq ft with slate roof and private decking area.
- Primary and secondary schools in very close proximity.
- Less than 5 km to the popular seaside village & active harbour of Kilmore Quay with pubs, restaurants, beautiful sandy beaches and stunning coastline.
- Within 20 minutes to Wexford Town and 30 minutes to Rosslare Euro Port.
- Serviced mains water, septic sewerage system, ESB, O.F.C.H. and 2 solid fuel stoves. Telephone and Broadband available.

External and Internal Images:



