

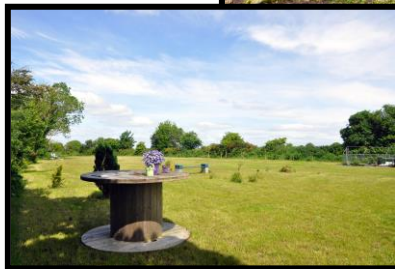


BW/R764/KLOB

FOR SALE BY PRIVATE TREATY

'WELLINGTON COTTAGE', BARRYSTOWN, WELLINGTONBRIDGE, CO. WEXFORD Y35 T1X3

**Beautifully presented and well located 3 Bedroom
Residence with separate Guest Quarter on c 1 acre**



BER C1

Guide Price: €349,950

This nicely presented and well-located property of c 121 m² is sitting on c 1 acre mature and landscaped grounds with fenced in rear lawn area, large gravel yard, a variety of garden sheds and an independent guest quarters/home office of c 23 m². Originally a 2-up 2-down cottage, built in the early 1930s and extended over the years with extensive renovations carried out over the past 2 years, it is in a lovely private location, yet less than 5 minutes' drive to the amenities of the commercial centre of Wellingtonbridge, c 5 minutes to the village of Carrig-on-Bannow with primary school, church, pubs, café/bistro and shops and within a short stroll to the local GAA grounds. With Cullenstown Strand and the unspoiled countryside and coastline of the Bannow Peninsula less than 10 minutes, Wexford and New Ross Town just 25 minutes and Waterford City and Rosslare Euro Port within c 45 minutes' drive, this property would make a perfect family home!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

Entrance Porch - **2.6m x 2.1m** PVC entrance door with triple glazed glass, laminate flooring, built-in custom-made coat closet and shelving, access to small attic space and open to living room.

Living Room - **6.5m x 3.4m** laminate flooring, hand crafted staircase with carpet steps to top landing and access to hallway leading to master bedroom 1.

Kitchen / Dining - **7.0m x 4.2m** laminate flooring, recessed lighting and large corner window in kitchen area, French white country kitchen with laminate countertops, tiled splash back, Smeg 5-burner stainless gas hob, Siemens electric double oven, dishwasher, fridge/freezer, center island and hand crafted wooden stable door to back porch and hallway.

Back Porch - **2.5m x 1.2m** laminate flooring and PVC door with triple glazed glass to rear yard.

Back Hallway - **4.8m x 0.8m** laminate flooring, back door access to rear yard and access to utility room, walk-in press / shelved wardrobe and shower room 1.

Utility Room - **1.8m x 1.3m** laminate flooring and countertops, fully shelved and washer/dryer hook up.

Wardrobe / Press - **1.6m x 1.4m** laminate flooring, fully shelved.

Shower Room 1 - **2.3m x 1.4m** laminate flooring, glass enclosed power shower, WC, WHB with custom made unity and window.

Hallway to Bedroom 1 - **2.4m x 0.8m** carpet flooring and door access to bedroom 1.

Bedroom 1 (Master) - **4.6m x 4.0m** carpet flooring, French doors to rear patio area and yard, walk-in fully shelved and railed **wardrobe 2.3m x 1.7m** and en-suite.

En-Suite - **2.4m x 1.8m** laminate flooring, glass enclosed power shower, heated towel rail, WC, WHB and window.

Top Landing - **3.9m x 2.1m** carpet flooring, vaulted ceiling with skylight and custom made wooden shelving unit.

Bedroom 2 - **4.3m x 3.7m** carpet flooring, vaulted ceiling with skylight and dormer window.

Bedroom 3 - **3.4m x 2.0m** carpet flooring, vaulted ceiling with dormer window and gable end window.

Office / Study - **2.5m x 1.3m** carpet flooring, vaulted ceiling, dormer window.

Shower Room 2 - **2.0m x 1.3m** linoleum flooring, glass enclosed power shower, heated towel rail, WC and WHB.

Property Features and Services:

- Immaculate and beautifully decorated 3 bed / 1 en-suite property of c 121 m².
- Fully renovated to a high standard.
- All handmade internal wooden doors with stable-style door in kitchen.
- All new electrics, wiring, plumbing etc. and dry-lined external walls.
- New tile roof, anthracite grey PVC fascia, soffits and triple glazed windows.
- Wooden fence and entry gates, large gravel yard and a variety of garden sheds.
- C 1 acre landscaped grounds with enclosed lawn area.
- **Guest quarters / home office** of c 23 m² with **main room 4.0m x 3.7m**, **storage room 2.4m x 1.6m** and **shower room 2.5m x 1.8m** with wet shower, WC & WHB.
- 2 km to the great amenities of Wellingtonbridge and less than 10 minutes' drive to the sandy beaches of Cullenstown and Bannow Bay.
- Easy access to Kilmore Quay, Wexford Town, New Ross, the Hook Head Peninsula, Waterford City and Rosslare Strand and Harbour.
- Serviced by mains water, septic tank, ESB and O.F.C.H. with new high efficiency boiler. Telephone and high speed broadband available.

