

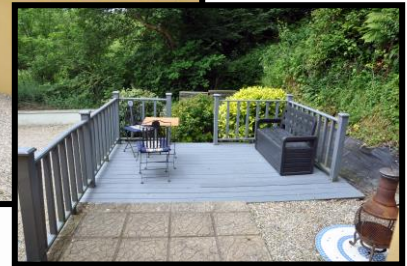
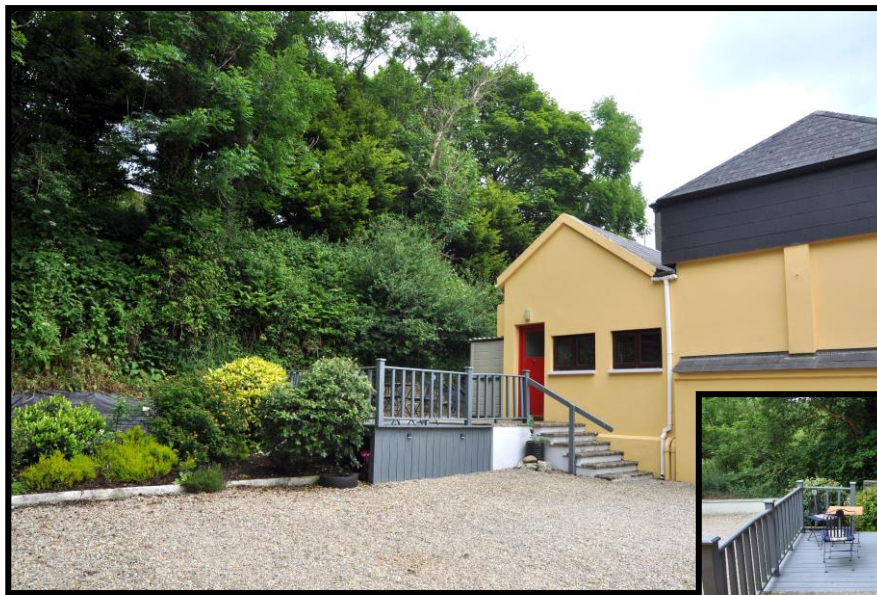


BW/R766/MBW

FOR SALE BY PRIVATE TREATY

3 MILL O' RAGS, AMBROSETOWN, DUNCORMICK, CO. WEXFORD Y35 EE33

**Cozy 1-Bed Apartment with private Entrance and
Patio, close to Amenities and Coastline!**



Guide Price: €97,500

This 1-bedroom apartment of c 500 sq ft comes to market in excellent condition and is an opportunity not to be missed. The building was once a mill and was tastefully converted to hold five separate apartments with apartment 3 located at the side with private access and outside patio. Location is ideal, only minutes to the villages of Duncormick, Carrig-on-Bannow and the commercial center of Wellingtonbridge, Wexford Town is only c 15 minutes and Rosslare Europort c 30 minutes drive. With numerous sandy beaches along the south Wexford coastline and scenic and historic locations on your door step, this is an ideal opportunity to acquire a property at an excellent price and a great location.

GREAT FIRST BUYER / HOLIDAY / INVESTMENT PROPERTY!

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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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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** - 15ft 8in x 3ft 2in solid hardwood entrance door with glass, solid Pine wood flooring and access to attic via fold-up Stira stairs.
- Living/Dining/Kitchen** - 17ft 6in x 15ft 10in spacious and bright open floor plan with solid Pine wood flooring, high vaulted ceiling with exposed wooden beams and 2 skylights, electric Dimplex fire, fully fitted solid Maple Shaker-style kitchen with glass, laminate counter tops, tiled splash back, Belfast sink, pull out larder, integrated dishwasher and fridge/freezer, Neff electric oven & hob with extractor fan, custom wine shelf and hot press.
- Bedroom** - 12ft 6in x 9ft 9in solid Pine wood flooring and 2 windows.
- Bathroom** - 9ft 6in x 6ft tile flooring, half tiled walls, large glass-enclosed and fully tiled wet shower, WC, WHB and medicine cabinet.

Property Features:

- Cozy 1-bed apartment in excellent condition, tastefully decorated.
- Partially floored large attic for ample storage, accessed via fold-up stairs.
- Private access and large outside patio.
- Gated and gravel driveway with ample parking.
- Double glazed PVC windows and newly painted exterior.
- Annual maintenance fee of €900.
- Close to all amenities and numerous beaches, only c 15 minutes to Wexford Town.
- Serviced by electric storage heating, electric fire, mains water and group sewerage. Telephone and broadband available.

Exterior and Interior Images:

