



BW/R767/PVG

FOR SALE BY PRIVATE TREATY

KILTRA, WELLINGTONBRIDGE, CO. WEXFORD Y35 HN53

**Impressive 4 Bed / 2 En-Suite Home with detached
Garage on c 0.5 acres, minutes to Beaches & Amenities**



BER B1

Guide Price: €479,000

This stunning 4-bedroom residence of c 2,200 ft² (ca 200 m²) built in 2006 (extension in 2015) with large detached garage and fully insulated attic, is situated on a private, mature and beautifully landscaped and immaculately maintained c 0.5 acre site and is just a 5 minute drive from all the amenities of Wellingtonbridge. This house is a unique expression of light and form throughout two storeys of contemporary and tastefully decorated living space with an open floor bright and spacious kitchen/dining/living room, ideal for entertaining! Finished to very high standards throughout, with top energy rating and a 14-panel Solar system and 5 kwh battery, the property is located close to the historic sites and fabulous beaches of Bannow Bay and Cullenstown. With pre- and primary school less than 5 minutes' drive and the easy access to the towns of Wexford and New Ross as well as Waterford City via the Ballyhack/Passage East ferry or new N25 by-pass, this house would make a superb family home / vacation retreat!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Porch	-	2.20m x 1.55m new Palladio composite door with sidelights, tile flooring, coved ceiling, open to entrance hall.
Entrance Hall	-	5.40m x 2.05m solid wood flooring, wainscoting, wooden staircase painted with carpet steps and custom under-stairs storage.
Sitting Room/Office	-	4.51m x 4.50m solid wood flooring, coved ceiling, built-in cabinets and shelving, granite and wood fireplace with solid fuel stove insert.
Kitchen	-	4.80m x 2.95m tile flooring, recessed lighting, contemporary acrylic fully fitted kitchen with black granite counter tops and splash back, stainless sink, electric hob and electric integrated oven, integrated dishwasher, microwave and fridge, larder unit with drawers. Handless profile on cabinet doors & drawers with soft-closing mechanism throughout.
Dining Area	-	4.47m x 4.46m tile flooring, recessed lighting, open plan to kitchen and living room.
Living Room	-	6.60m x 4.75m tile flooring, vaulted ceiling with 6 skylights, pellet stove, Aluclad triple-glazed windows and sliding patio door to rear patio and garden.
Utility Room	-	2.90m x 1.90m tile flooring, built-in cabinets, freezer, washer hook up, access to guest WC and hot press / linen closet and back door access.
Guest WC	-	1.39m x 0.89m tile flooring, WC, WHB and window.
Bedroom 1(Down)	-	4.32m x 2.93m carpet flooring, built-in sliding wardrobes, en-suite.
En-Suite	-	2.89m x 0.89m tile flooring, WC, WHB, enclosed & tiled shower unit and window.
Top Landing	-	2.20m x 1.65m carpet flooring, vaulted ceiling with skylight.
Top Hallway	-	2.55m x 1.18m carpet flooring.
Bedroom 2	-	4.49m x 2.57m carpet flooring, vaulted ceiling with skylight, gable end window and built-in sliding wardrobes.
Bedroom 3	-	4.49m x 2.70m carpet flooring, vaulted ceiling with step-out dormer window, gable end window and built-in sliding wardrobes.
Bedroom 4 (Master)	-	4.50m x 3.55m carpet flooring, vaulted ceiling with step-out dormer window, gable end window, built-in sliding wardrobes and en-suite.
En-Suite	-	2.19m x 2.17m fully tiled, vaulted ceiling, heated towel rail, WC, WHB with custom vanity and enclosed shower unit.
Bathroom	-	2.40m x 2.17m fully tiled, WC, WHB, glass enclosed walk-in pressure shower unit, heated towel rail and vaulted ceiling with skylight.

Property Features:

- Contemporary 4-bed / 2 en-suite residence of c 200 sq m in pristine condition throughout.
- Finished to a high standard - top quality flooring & fixtures, solid wood internal doors etc.
- Large fully floored attic.
- Large detached **garage 5.72m x 4.35m** (c 25 sq m), fully floored with loft and skylight, roll-up door, side entrance door and windows – ideal for storage and home office use.
- C. 0.5 acres mature lawns, hedging, shrubs and trees, metal shed and poly tunnel.
- Large private patio area, tiled and nicely landscaped – ideal for entertaining.
- Aluclad triple glazed white PVC windows, slate roof, PVC external doors, fascia & soffits.
- 2 kerbed and Tarmac entryways with walls, piers and metal / wooden gates with ample parking.
- Double block cavity wall, plaster and painted exterior finish.
- Minutes to all amenities, pre- and primary schools and beautiful sandy beaches.
- Close to the popular seaside resorts Kilmore Quay and Fethard-on-Sea, historic Tintern Abbey with beautiful walking trails and the famous Hook Head Peninsula.
- Easy access to Waterford, New Ross, Wexford and Rosslare Euro Port.

Services:

Mains water, septic system, pellet and solid fuel stove, O.F.C.H. with new high-efficiency condensing boiler and dual zone temperature control system, 14 panel solar system with 5 kwh battery. Sky TV, telephone and fibre broadband available.

