



BW/R770/EMF

FOR SALE BY PRIVATE TREATY

'FOXFIELD HOUSE', FETHARD-ON-SEA,

CO. WEXFORD Y34 NV63

**3-Bed Property on c 0.27 acres in Village Centre
with Sea Views & Stone Garage / Workshop**



Guide Price: €330,000

This 3-bed property of c 107 m² is hidden away at the end of a shared private lane, yet within the bustling center of the popular seaside village of Fethard-on-Sea, which hosts an array of amenities such as restaurants, cafés, pubs, primary school, supermarket, post office, outdoor adventure center, church, petrol station, harbor etc. and Baginbun Beach and Carnivan Bay, two of the most beautiful sandy beaches of the Southeast, only minutes away. Also nearby are the extensive walking trails of Tintern Abbey and the renowned Hook Peninsula with its beautiful coastline. The town of New Ross and Waterford City via the Passage East Car Ferry are both within 20 minutes' drive. A perfect family home / holiday or retirement retreat!

BER C3

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 Hall- 2.06m x 1.36m Aluminium sliding door and carpet flooring.
Inner Hallway- 5.24m x 2.06m carpet flooring, solid hardwood staircase with carpeted steps and under stairs storage.
Living Room - 5.26m x 3.67m carpet flooring, marble fireplace and French doors to formal dining room.
Dining Room- 3.67m x 3.17m carpet flooring, French doors to living room and door access to kitchen.
Kitchen - 4.04m x 3.18m linoleum flooring, recessed lighting, fitted kitchen with laminate counter tops, tile splash back, stainless sink, gas cooker, dishwasher, fridge/freezer and door access to utility room.
Utility Room - 1.92m x 1.76m linoleum flooring, built-in cabinets, laminate counter top, sink unit, **recess area 1.00m x 0.68m** with washer hook up and back door access.
Bedroom 1 - 4.06m x 3.08m carpet flooring and built-in wardorbes with sink unit.
Shower Room- 3.33m x 1.83m fully tiled, enclosed shower unit, WC and WHB.
Top Landing - 2.48m x 1.30m carpet flooring, skylight over stairs, hot press and built-in storage unit.
Bedroom 2 - 3.33m x 3.09m carpet flooring and built-in wardorbes with sink unit.
Bedroom 3 - 3.38m x 2.85m carpet flooring, built-in wardorbes with sink unit, access to attic storage and Ocean Views.
Bathroom - 2.49m x 1.40m tile flooring, half tiled walls, skylight, bathtub with hand-held shower, WC and WHB.

Property Features and Services:

- 3-Bed property of c 107 m² in prime Village location yet in very private setting.
- C.0.27 acres mature lawns, shrubs and trees and partial Ocean Views.
- Old original stone garage / workshop of c 20 m² with rounded metal roof.
- Entry way with piers & metal gates, original stone walls and paved driveway.
- White metal fascia and soffit, Aluminium double glazed windows and tile roof.
- Easy stroll to restaurants, cafés, supermarket etc.
- Only minutes to the local primary school, sandy beaches and the harbour.
- Short drive to beautiful Tintern Abbey and the famous Hook Head Peninsula.
- Easy reach to New Ross, Waterford, Wexford and Rosslare Harbour.
- Serviced by mains water and sewerage, ESB, gas heating and fireplace.
Telephone and Broadband available.

Exterior and Interior Photos:



