



BW/R774/JG

FOR SALE BY PRIVATE TREATY

**'WHITTYSHILL COTTAGE', WHITTYSHILL,
WELLINGTONBRIDGE, CO. WEXFORD Y35 P9W9**
**Renovated and extended quaint 3 Bed Country Cottage
with Workshop on 0.7 acres of mature Grounds**



Guide Price: €295,000

This nicely extended cottage of c 900 sq ft was thoughtfully renovated in 2002 to maintain its charm and original features. It sits on c. 0.7 acres of mature ground with a workshop to the rear of the property. Set in tranquillity, surrounded by countryside and just minutes drive from several sandy beaches, the property would make the perfect home or holiday getaway for those who like privacy, the freedom to walk on quiet country roads or enjoy the beauty of the local coastline. Only minutes away from the villages of Carrig-n-Bannow and Wellingtonbridge with all amenities such primary school, church, pubs, take-ways, restaurants, supermarket, hardware etc., c 20 minutes from Wexford and New Ross Town and Rosslare Europort is c 30 minutes away!

CHARM AND TRANQUILLITY!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

- Entrance Hall** - 8ft 6in x 5ft 8in tile flooring and solid wood front door with glass.
- Living Room** - 12ft x 9ft 6in carpet flooring, fireplace with free standing solid fuel stove and cast metal surround, alcoves with built-in shelving.
- Kitchen** - 12ft x 7ft 10in open to lounge/dining room with wood plank flooring, recessed lighting, painted solid Maple wood Shaker-style kitchen units, solid wood counter tops, tiled splash back, Belfast sink, free-standing gas cooker/oven, dishwasher, fridge/freezer and door to living room.
- Lounge/Dining** - 13ft 4in x 12ft 6in a bright, light filled area featuring solid wood flooring, high vaulted ceiling, solid wood staircase with built-in under stairs storage, patio door to side garden and driveway.
- Utility Room** - 8ft x 3ft 6in linoleum flooring, washer/dryer hook up.
- Bathroom** - 10ft x 8ft 6in fully adapted for disability with non-slip tile flooring, electric wet shower, full bathtub with tile surround, WHB and WC.
- Bedroom 1** - 12ft 6in x 10ft solid wood flooring and two windows.
- Top Landing** - 4ft x 4ft solid wood flooring and access to bedrooms 2 & 3.
- Bedroom 2** - 12ft 4in x 8ft carpet flooring, vaulted ceiling, countryside & Sea views.
- Bedroom 3** - 12ft 3in x 9ft 6in carpet flooring, vaulted ceiling and countryside views.

Property Features and Services:

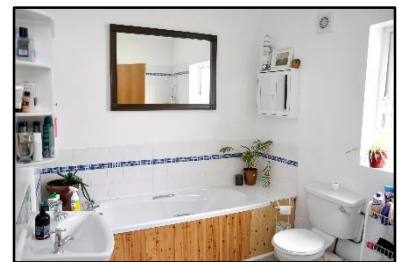
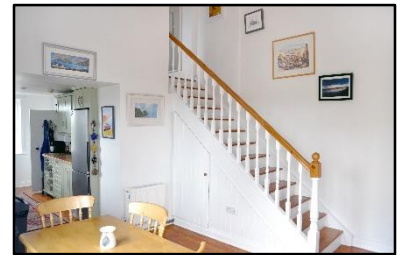
- Quaint 3-bed renovated and extended cottage on c 0.7 acres in tranquil location.
- Beautifully decorated and in immaculate condition throughout.
- Mature front, side and rear garden with lawns, trees and shrubs.
- **Workshop / boiler room 16ft x 12ft.**
- Piers & gated entry way, kerbed & paved driveway with access ample parking.
- White PVC double glazed windows (all new in cottage part), white PVC fascia & soffit and slate roof.
- Newly painted exterior and interior.
- Minutes to the amenities of Carrig-on-Bannow and Wellingtonbridge.
- Countryside location and close to beautiful beaches.
- c 20 min drive to Wexford and New Ross Town centre, Rosslare c 30 minutes.
- Serviced by private well with filtering system, septic system, ESB, O.F.C.H. and solid fuel stove. Telephone and fast broadband available.

External Images:





Internal Images:



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