



BW/R768/CK

FOR SALE BY PRIVATE TREATY

## 'THE COTTAGE', SLADE, FETHARD-ON-SEA, CO. WEXFORD

**3 bed traditional cottage in historic, scenic & unspoiled  
Slade Harbour!**



**Guide Price: €175,000**

This extended original two-up two-down traditional cottage with small garage/storage shed, sits on c 0.3 acres, nestled between a row of cottages facing Slade Harbour with Slade Castle in the background. Recently re-roofed and with room to expand, refurbish and restore, it offers great potential to be transformed into a beautiful home or holiday retreat. Rarely does a property like this come to market in a pretty harbour on the scenic Hook Peninsula, with lovely coastal walks across the headland to Hook Head and close to the bustling centre of the seaside village of Fethard-On-Sea, with all amenities. Surrounded by numerous unspoiled beaches, attractions and historical areas such as Duncannon, Carnivan, Dollar Bay, Baginbun, Tintern Abbey and Hook Head Lighthouse. The Town of New Ross is 20 minutes drive, Waterford City just 20 minutes via the Ballyhack/Passage East Car Ferry.

**RARE OPPORTUNITY & GREAT POTENTIAL!**



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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

<b>Entrance Hallway</b>	6ft 6in x 5ft 7in concrete floor.
<b>Living Room</b>	14ft 6in x 11ft 6in concrete floor, fireplace, understairs storage, partial harbour views.
<b>Kitchen</b>	11ft 8in x 6ft concrete floor, sink and cabinet, hot-press, back door access.
<b>Bedroom 1 (down)</b>	14ft 3in x 8ft 6in wood paneling on ceiling, fireplace.
<b>Bathroom</b>	6ft 2in x 5ft 2in with shower, WC and WHB.
<b>Stairs &amp; Landing</b>	6ft x 2ft 8in original staircase and plank flooring
<b>Bedroom 2 (up)</b>	14ft 7in x 8ft 6in original wood paneled vaulted ceiling.
<b>Bedroom 3 (up)</b>	12ft 6in x 12ft original wood paneled vaulted ceiling, views of castle and ocean

## Features and Services:

- Traditional extended cottage of c 720 sq ft on c 0.3 acres.
- Recently slated roof, PVC white windows, fascia and soffits, plaster and painted exterior.
- Views of Slade Harbour & Castle, close to the amenities of Fethard-on-Sea.
- Mains water, septic system, ESB.

