



BW/R734/PH

FOR SALE BY PRIVATE TREATY

## **'HILLSIDE', COOLBROCK, WELLINGTONBRIDGE, CO WEXFORD Y35 X3A2**

**Quaint 2 Bed Cottage with unfinished Extension and  
large Shed / Workshop / Garage on mature c 1.7 acres**



**Guide Price: €275,000**

Located in a peaceful and idyllic setting, this nicely renovated single storey cottage of c 670 sq ft sits on c 1.7 acres of mature and landscaped grounds with large poly tunnel and enclosed vegetable garden and chicken run. The cottage comes with the bonus of an unfinished extension of c 1,000 sq ft (block work and sub-floor complete) and a large solid built shed / workshop / garage of c 1,400 sq ft, ideal as a workshop with home office space. Location is perfect, just off the main R733 Duncannon to Wexford road, only c 0.5 mile to the commercial centre of Wellingtonbridge, c 20 minutes to Wexford Town, easy commute to Waterford and the lovely Beaches of the Bannow and Hook Peninsula on your doorstep - this is a MUST SEE PROPERTY!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

**Brian Wallace Auctioneer**

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

### Accommodation:

**Kitchen/Dining/Living** - **26ft 7in x 14ft 7in** bright and open-plan with high vaulted ceiling with skylight and recessed lighting, linoleum flooring, French white high gloss finished cabinets, laminate countertops, stainless sink, gas hob, electric oven, integrated dishwasher and fridge/freezer.

**Bedroom 1** - **13ft 10in x 10ft 7in** carpet flooring.

**Bedroom 2** - **10ft 6in x 8ft 9in** carpet flooring.

**Shower Room** - **7ft x 6ft 2in** linoleum flooring, tiled walls, enclosed and tiled shower unit, WC, WHB and under sink cabinet.

### Property Features:

- Nicley renovated 2-Bed Cottage of c 670 sq ft
- Extension of c 1,000 sq ft waiting to be finished, block works and subflooring done.
- Large solid block **shed /workshop and garage 49ft x 29ft** with double wooden barn doors, double glazed windows and slate roof – divided into different storage / work areas, also featuring guest WC, small kitchen area and high ceilings – currently used as home office space.
- **Metal storage shed 18ft x 10ft.**
- C 1.7 acres landscaped grounds with mature lawns, (fruit) trees, shrubs & hedges.
- Large polytunnel, enclosed vegetable garden and chicken run.
- Entry way with piers and long gravel driveway with ample parking.
- Peaceful and idyllic setting, yet just off the main R733.
- Double-glazed painted Oak PVC windows and slate roof.
- Dry-lined double block cavity walls.
- Only c 0.5 mile to the commercial center of Wellingtonbridge with many amenities.
- C 20 minutes to Wexford town.
- Easy commute to Waterford City and Rosslare Euro Port.
- Close to beaches and coastlines of Bannow Bay and the Hook Peninsula.

### Services:

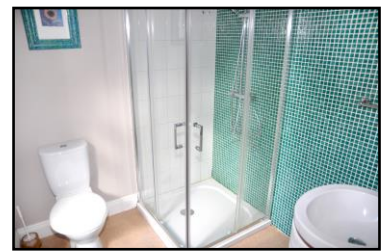
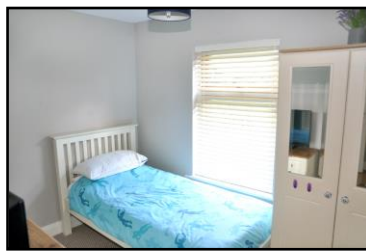
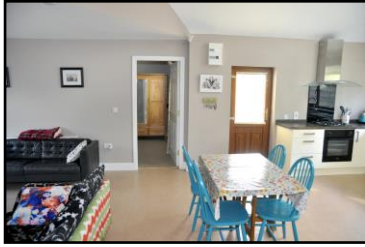
Mains water, gas heating, E.S.B. and septic system. Telephone / Broadband available.

### Exterior Images:





**Interior Images Cottage:**



**Interior Images Shed / Workshop:**

