



BW/R7

FOR SALE BY PRIVATE TREATY

COOLHALL, DUNCORMICK, CO. WEXFORD Y35 HN88

3 Bed Cottage of c 840 sq ft on c 0.7 acres mature grounds, in need of total refurbishment



Guide Price: €175,000

This single storey country cottage, built in the mid-1970s of c 840 sq ft, is sitting on c 0.7 acre mature grounds and is in need of total restoration. The cottage is in a rural location, yet within minutes' drive to the village amenities of Carrig-on-Bannow (2km) and to the commercial centre of Wellingtonbridge (5km). The location is superb, as this cottage is also situated within minutes from several sandy beaches such as Cullenstown Strand (3km), Bannow Bay and Kilmore Quay, c 30 minutes from Wexford Town and New Ross and only 45 minutes from Rosslare Euro Port. This would make a perfect starter / family / retirement home!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

Brian Wallace Auctioneer

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: info@bwallace.ie

Web: www.bwallace.ie

Accommodation:

Entrance Hallway	-	11ft 10in x 5ft 6in	access to utility room.
Inner Hallway	-	8ft 9in x 3ft 10in	
Living Room	-	14ft 8in x 11ft 9in	with solid fuel stove.
Kitchen	-	9ft 10in x 9ft 6in	
Utility Room	-	11ft 6in x 7ft 3in	
Bedroom 1	-	10ft 6in x 10ft 2in	
Bedroom 2	-	12ft 6in x 10ft 6in	
Bedroom 3	-	11ft 6in x 7ft 3in	
Bathroom	-	7ft 6in x 5ft 4in	with bathtub and WHB.
WC	-	7ft 6in x 3ft	

Property Features and Services:

- Excellent renovation potential with room for expansion.
- C 0.7 acres of mature grounds.
- Tile roof, wooden external doors.
- Solid block construction, painted exterior and gated entryway.
- Only 3 km to Carrig-on-Bannow, 5 km to Wellingtonbridge.
- C 30 minutes to Wexford Town and New Ross.
- Several sandy beaches within short drive.
- Serviced by mains water, septic tank, O.F.C.H., solid fuel stove with back boiler and ESB. Telephone and broadband available.

Property Photos:

