



FOR SALE BY PRIVATE TREATY

NO 12 'RECTORY GROVE', DUNCORMICK, CO. WEXFORD Y35 FK33

**Attractive 3 Bed Dormer Residence with large
private rear Garden in Village Location!**



Guide Price: €285,000

Nicely finished dormer-style 3-Bed Residence of c 1,200 sq ft in a well-kept development within the village of Duncormick with traditional pub and near numerous sandy beaches. Built with double block insulated cavity walls with stone feature front façade, this 2-storey home comes with a large private south facing rear garden with garden shed, manicured lawn and large patio area, as well as a private concrete driveway. The active fishing village of Kilmore Quay is only c 9 km away, Wexford Town only c 20 km, Rosslare Europort c 23 km and Waterford City via the Ballyhack Car Ferry c 23km away. This would make a great family / holiday / retirement home.

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

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Accommodation:

- Greeting Hall** - **7ft x 4ft 8in** solid wood entrance door with glass feature, 2 side windows, quality marble tile flooring and archway to reception hall.
- Reception Hall** - **12ft 2in x 9ft 3in** quality marble tile flooring, hand crafted and painted wooden staircase with carpeted steps and under storage closet.
- Sitting Room** - **14ft x 12ft 7in** laminate wood flooring, metal fireplace with granite hearth and wood surround, French doors to kitchen and double windows overlooking front lawn area.
- Kitchen/Dining** - **22ft x 11ft 10in** bright and spacious open plan with porcelain tile flooring, fully fitted solid Oak kitchen with laminate counter tops, stainless steel sink, electric hob with extractor fan, integrated double electric oven, dishwasher, 2 windows and patio doors to large private back garden area.
- Utility Room** - **11ft 1in x 5ft 11in** porcelain tile flooring, laminate countertop, fitted cabinet, washer hook-up, fridge/freezer, window and back door access.
- Bathroom** - **9ft 8in x 8ft 7in** fully tiled, bathtub with hand-held shower, enclosed pumped shower, WC, WHB and window.
- Bedroom 1** - **11ft 6in x 10ft** laminate wood flooring and 2 windows.
- Top Landing** - **11ft 8in x 8ft 9in** laminate wood flooring, gallery overlooking entrance hall, skylight and hot press.
- Bedroom 2** - **14ft 9in x 11ft 6in** laminate wood flooring, dormer window, gable end window and skylight.
- Bedroom 3 (Master)**- **14ft 9in x 12ft 7in** laminate wood flooring, dormer window, skylight, access to **walk-in wardrobe 7ft 10in x 5ft 5in** with window and en-suite.
- En-Suite** - **7ft 10in x 6ft 4in** fully tiled, glass enclosed electric shower, WC, WHB and window.

Features:

- Attractive 3 bed/1 en-suite Dormer residence in a small private development.
- Bright and spacious living areas with quality finishes throughout.
- Attractive façade with stone feature, private concrete driveway and front lawn area.
- Large enclosed and very private rear south facing garden with old stone rectory wall, mature lawns, flower beds and wooden garden shed.
- Walk to local thatched pub for some traditional Irish music.
- Primary and secondary schools nearby, historical sites, picturesque coastal villages and sandy beaches for fishing and water sports just on your doorstep.

Services:

O.F.C.H., fireplace, ESB, mains water and sewerage. Sky TV, Telephone and high-speed Fibre Optic Broadband available.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION - PLEASE CONTACT:

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