



BW/R773/CS

FOR SALE BY PRIVATE TREATY

'THE MOORINGS', QUAY ROAD, DUNCANNON, CO. WEXFORD Y34 EC99

**Exceptional 5 Bed / 5 Bath Home, currently used as
self-catering B&B, in prime Seaside location!**



BER C1

Guide Price: €650,000

Nestled in the picturesque seaside village of Duncannon, just meters from famous Duncannon Fort, harbour and amazing blue flag beach, short stroll to gastropubs and all other amenities including large playground, tennis court and basketball/soccer court, this 5 bed / 5 bath property offers a rare opportunity to secure a property in such a prime location. Built c 2002 of c 215 m², this property comes to market in excellent, turn-key condition with lovely bright living areas and an easily maintained patio/yard area. Currently used as a self-catering B&B with 3 independent studio units, it would also make a lovely family home or the ideal lock-up-and-go holiday home/investment property. Duncannon is located on the renowned Hook Peninsula with its beautiful coastline and numerous countryside attractions such as Tintern Abbey and walking trails, Kennedy Park Arboretum, famous Dunbrody House and easy access to the town of New Ross with Waterford City and Waterford Greenway c 30 minutes via the Passage East Car Ferry!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

- Lobby** - 4.84m x 2.86m wood & tile flooring and wood paneled ceiling.
- Inner Hall** - 3.16m x 4.46m tile flooring, solid wood staircase, door access to lobby, living room and bedroom 1 and 2.
- Living Room** - 3.39m x 2.97m solid wood flooring and electric stove.
- Kitchen/Dining** - 4.77m x 4.23m tile flooring, recessed lighting, beautiful wooden French white painted fitted Country kitchen, laminate counter tops, tile splash back, stainless electric hob and oven, integrated fridge/freezer and dishwasher, center isle cabinet with wine rack and granite worktop, double windows with views of Duncannon Estuary and double doors to side patio / yard area with views of Estuary.
- Bedroom 1** - 3.90m x 3.10m tile flooring, large closet and double doors to side patio / yard with views of Estuary.
- Bedroom 2** - 3.86m x 3.86m solid wood flooring, en-suite, door access to bedroom 3.
- En-Suite** - 2.36m x 1.68m tile flooring, ½ tiled walls, shower, WC & WHB.
- Bedroom 3** - 3.95m x 2.72m solid wood flooring, 2 skylights and door access to bedroom 2 and studio 1.
- Studio 1** - 8.14m x 3.60m open floor plan with solid wood flooring, small fully equipped kitchen, 2 skylights, large PVC glass patio doors with sidelights leading onto side patio / yard area with views of Estuary and en-suite.
- Studio 1 En-Suite**- 2.54m x 1.79m tile flooring, ½ tiled walls, bathtub with overhead shower, WC and WHB.
- Main Bathroom** - 2.54m x 1.79m tile flooring, ½ tiled walls, bath tub with overhead shower, WC and WHB.
- Top Landing** - 2.15m x 1.44m solid wood flooring, vaulted ceiling with skylight over stairs and window.
- Studio 2** - 4.97m x 7.88m open floor plan with solid wood flooring, vaulted ceiling with feature wood beams and small loft area with fitted book shelves, fully equipped kitchen, built-in wardrobes, 2 dormer windows, large front window with magical views of Duncannon Estuary and en-suite.
- Studio 2 En-suite**- 2.00m x 1.00m tiled walls, open shower, WC and WHB.
- Studio 3** - 4.77m x 3.85m solid wood flooring, vaulted ceiling, fully equipped kitchen, dormer window with views of Estuary, open to studio 3 bedroom.
- Studio 3 Bedroom**- 3.91m x 3.30m solid wood flooring, vaulted ceiling, dormer window and en-suite.
- Studio 3 En-Suite** - 2.18m x 1.03m solid wood flooring, enclosed tiled shower unit, WC and WHB.

Property Feature and Services:

- Exceptional 5 Bed / 5 Bath Home of c 215 sq m in prime Coastal Location.
- Currently used as self-catering B&B with 3 independent studios.
- Quality finishes and tastefully decorated throughout.
- Enclosed patio / yard area, graveled for easy maintenance, raised garden beds and fabulous Estuary Views.
- White PVC fascia, soffits, double glazed PVC windows and slate roof.
- In the heart of Duncannon, walk to all amenities and the beautiful blue flag beach.
- Serviced by mains water, mains sewerage, ESB and O.F.C.H. Telephone and Broadband available

