

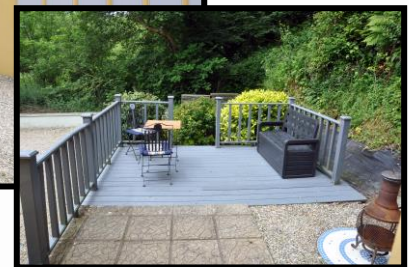


BW/R776/AJ

FOR SALE BY PRIVATE TREATY

## **3 MILL O' RAGS, AMBROSETOWN, DUNCORMICK, CO. WEXFORD Y35 EE33**

**Cozy 1-bed apartment with private entrance and patio.  
Close to all amenities, coastline & beaches!**



**Offers in Excess of: €120,000**

This 1-bedroom apartment of c 500 sqft comes to market in excellent condition and is an opportunity not to be missed. The building, once a mill, was tastefully converted to hold five separate apartments with apartment 3 located to the side with private access and outside patio area. The apartment is completely private, not overlooked and without neighbours above or below and only the sounds of nature and birdsong to be heard in this scenic, tranquil retreat. Location is ideal, only minutes to the villages of Duncormick, Carrig-on-Bannow and all amenities of the commercial centre of Wellingtonbridge. Wexford Town is just c 15 minutes and Rosslare Europort c 30 minutes' drive with the nearest shop just 5 minutes' drive/ 3 miles. Close by are the numerous sandy beaches of the south Wexford coastline with scenic and historic attractions, excellent seafood restaurants from Kilmore to The Hook as well as traditional pubs (showcasing the best of Irish music). **Do not miss this opportunity to acquire a home at an excellent price and in a great location!**

**GREAT FIRST BUYER / HOLIDAY / INVESTMENT PROPERTY**

**BER D1**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

**Entry Hallway** - 15ft 8in x 3ft 2in solid hardwood entrance door with glass, solid Pine wood flooring, ceramic wall mounted radiator, access to attic via Stira stairs.

**Living/Dining/Kitchen** - 17ft 6in x 15ft 10in spacious and bright open floor plan with solid Pine wood flooring, high vaulted ceiling with exposed wooden beams and 2 skylights, storage heating, fully fitted solid Maple Shaker-style kitchen cabinets with glass plus under-cabinet and in-cabinet lighting, laminate counter tops, tiled splash back, FRANKE Belfast sink, pull out larder, integrated NEFF dishwasher, NEFF fridge/freezer, all NEFF electric oven & hob with extractor fan, integrated Hotpoint washer/dryer with inverter motor, custom wine shelf and hot press.

**Bedroom** - 12ft 6in x 9ft 9in solid Pine wood flooring and 2 windows, Dimplex wall-mounted convector radiator.

**Bathroom** - 9ft 6in x 6ft non-slip tile flooring, half tiled walls, large glass-enclosed and fully tiled power shower with rainfall head, WC, WHB, medicine cabinet, Dimplex overhead extractor fan & Dimplex wall mounted electric heater.

## Property Features & Services:

- Cozy, 1-bed apartment in excellent condition and tastefully decorated.
- Peaceful, tranquil location with privacy and lovely country walks on the doorstep.
- Partially floored large attic for ample storage, accessed via fold-up stairs.
- Private access and large outside patio area.
- Gated and gravel driveway with ample parking.
- Double glazed PVC windows and newly painted exterior.
- Annual maintenance fee of €900.
- Close to all amenities, numerous beaches, attractions, restaurants, pubs etc.
- c15 minutes to Wexford Town, 10 minutes to Kilmore Quay, 30 minutes to Rosslare Europort.
- Serviced by electric storage heating, ceramic & Dimplex radiators/heaters, mains water and group sewage. **High-speed Fibre broadband installed.**

## Exterior and Interior Images:

