



BW/R805/DT

FOR SALE BY PRIVATE TREATY

## 21 THE WILLOWS, WELLINGTONBRIDGE CO. WEXFORD Y35 T627

**Attractive 3 Bed semi-detached home of c 80 m<sup>2</sup>  
with private rear garden in village location!**



**Guide Price: €275,000**

This semi-detached three-bedroom home, approximately 80 m<sup>2</sup> in size, features a spacious front driveway and a large, fully enclosed, easily maintained private back garden with side access. The property is part of a popular and well-maintained development, conveniently located within walking distance via footpath to the commercial centre of Wellingtonbridge, which offers all amenities including supermarket/department store, post office, pharmacies, petrol station, garden centre, pub, cafés, hair/beauty salons and multiple bus services. The property is in turnkey condition with a layout that includes bright, roomy living areas, a feature stairway window and good-sized bedrooms.

With quick commute to Wexford Town, New Ross, Waterford City, plus the renowned Hook Head Peninsula, and historic Bannow Bay with its stunning beaches on the doorstep, this property is an appealing choice for families or as an investment.

**GREAT VALUE & LOCATION!**

**BER C3**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

<b>Entrance Hallway</b>	-	<b>2.50m x 2.15m</b> tile flooring, solid wood entrance door with glass and solid wood staircase with under stairs walk-in storage area (access through sitting room), window and carpeted steps.
<b>Sitting Room</b>	-	<b>4.00m x 3.75m</b> laminate wooden flooring, marble fireplace with wooden surround.
<b>Kitchen/Dining</b>	-	<b>4.80m x 2.80m</b> open plan living/dining room with tiled flooring, solid wood Shaker-style kitchen, electric hob and oven with tile splash back, stainless steel sink, laminate countertop and breakfast bar area. Patio doors lead to the rear garden.
<b>Guest WC/Utility</b>	-	<b>2.40m x 1.65m</b> tile flooring, painted walls, WC, WHB and washing machine hook-up.
<b>Top Landing</b>	-	<b>3.45m x 1.10m</b> carpet flooring, hot press/lining closet and access to attic.
<b>Bedroom 1</b>	-	<b>4.00m x 2.85m</b> laminate wooden flooring.
<b>Bedroom 2</b>	-	<b>2.80m x 2.60m</b> laminate wooden flooring.
<b>Bedroom 3</b>	-	<b>3.55m x 2.80m</b> laminate wooden flooring.
<b>Bathroom</b>	-	<b>2.40m x 1.95m</b> tiled flooring, tiled walls, full bathtub, large enclosed electric shower unit (Triton T90Z), WC and WHB.

### Property Features:

- Turn-key 3-bedroom semi-detached home of c 80 m<sup>2</sup>.
- Very private fully enclosed rear garden, graveled with side access & wooden shed.
- Paved front driveway with private front garden.
- Tiled roof and insulated external walls.
- White PVC double glazed windows, fascia and soffit.
- c 3 minutes' walk to the center of Wellingtonbridge with many amenities.
- c 20 minutes to New Ross, 30 minutes to Wexford Town and Waterford City.
- Numerous beautiful beaches and historical sites in close by.

### Services:

Mains water and sewerage, ESB, O.F.C.H., (Firebird Silverpac 26 kW Boiler) fireplace, telephone and broadband available.

### Property Photos:

