



BW/R810/JM

FOR SALE BY PRIVATE TREATY

CHURCHTOWN, FETHARD-ON-SEA, CO WEXFORD Y34 FK52

**Charming cottage with coastal views.
On a generous 1-acre site with several outbuildings.
Desirable coastal location - just minutes to Slade Harbour and Hook Head.**



BER F Offers in Excess of: €295,000

Set on approximately 0.44 hectares (c 1 acre), this charming single-storey cottage extends to c 80 m² and enjoys a highly sought-after coastal setting on the Hook Head Peninsula. The property offers comfortable, well-proportioned accommodation with a practical and functional layout suitable for a variety of uses, while the exterior features a spacious backyard with a selection of storage sheds/garages and a large, enclosed field, offering ample space for storage and hobbies. The property is in good condition, but would benefit from modernisation, presenting an excellent opportunity for a purchaser to enhance and extend it to their taste. The location is a standout feature, with coastal views and positioned just minutes from the stunning coastline and beaches of the Hook Peninsula. Local attractions include Hook Sub Aqua Club, Slade Harbour, the Norman Castle, and a scenic coastal walk to Hook Head Lighthouse. The villages of Duncannon and Fethard-on-Sea are within a comfortable drive, while New Ross and Waterford City are also easily accessible. With its great setting, coastal views and generous site, this property would make an ideal family home, retirement residence, or holiday retreat.

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway	5.19m x 1.04m	laminated flooring, coved ceiling.
Back Entry Hall	3.96m x 0.90m	tiled flooring.
Living Room	4.54m x 3.30m	laminated flooring, solid fuel stove, wood paneling, built in bookshelves and cabinet.
Kitchen	4.63m x 3.36m	tiled flooring, wood panel ceiling, wood cabinets, laminate countertop, tile splash back, Stanley cooker, airing cupboard, washer hook-up.
Bedroom 1	4.48m x 3.33m	laminated wood flooring and ceiling coving.
Bedroom 2	3.40m x 2.44m	laminated wood flooring and ceiling coving.
Bedroom 3	3.38m x 2.42m	laminated wood flooring and ceiling coving.
Bathroom	2.24m x 1.70m	fully tiled, walk-in wet shower, WC and WHB.

Property Features & Services:

- Single-story country cottage of c 80 m² on c 1 acre with coastal views.
- Walled and gated entrance with gravel driveway to large concrete side and rear yard.
- Gated large grassy field enclosed by mature hedging.
- 3 block-built garages / sheds with flat roofs and double metal doors.
- Walk to Slade Harbour & Castle and Hook Head with its famous lighthouse.
- Several beautiful beaches close by; Duncannon, Baginbun, Carnivan, Dollar Bay, Booley Bay.
- Close to the amenities of Fethard-on-Sea, easy commute to New Ross & Waterford City.
- Mains water, septic system, ESB, O.F.C.H. and solid wood stove.

Exterior and Interior Photos:

