



BW/R272/GC

FOR SALE BY PRIVATE TREATY

'EBB TIDE', 1 QUAY ROAD, RAMSTOWN, FETHARD-ON-SEA, CO. WEXFORD Y34 E438

**Attractive, well positioned 3-Bed Bungalow of c 82 m²
on c 0.75 acres with Workshop & stunning Sea Views!**



BER C3

Guide Price: €450,000

To simply use a word like 'beautiful' to describe the views and setting of this Fethard-On-Sea home would be a true injustice! Breath taking sea views enhance your daily life here indefinitely. Residing on c. 0.75 acre elevated site with mature front and rear garden, overlooking a picturesque coastline, is this delightful 3-bed bungalow. This property boasts tastefully decorated, bright and spacious living areas and is only a 1-minute walk away from a beautiful sandy beach! The popular and bustling Seaside village of Fethard-on-Sea with its many amenities and sandy beaches is only a short walk and the famous Hook Head Peninsula with the historic Hook Lighthouse and its stunning coastline, as well as the beautiful walking trails of Tintern Abbey, are both just a 10 minutes' drive away. This property would make the perfect Holiday Getaway / Retirement or Family Home.

LOCATION AND QUALITY!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway - **2.82m x 1.98m** PVC entry door with glass inserts, solid Pine wood flooring, recessed lighting, sliding coat closet and access to attic and inner hallway.

Inner Hallway - **3.14m x 0.88m** solid Pine wood flooring, hot-press and access to attic.

Living / Dining Room - **7.16m x 3.61m** open plan to dining room with solid Pine wood flooring, 3.25m high vaulted and painted wood paneled ceiling with recessed lighting, solid fuel stove with marble hearth, Box-Bay window with Countryside and Sea views, sliding patio doors to rear garden from dining area and access to kitchen from living area.

Kitchen / Utility - **4.20m x 2.40m** porcelain tile flooring, recessed lighting, contemporary custom designed and hand-crafted 'Evoke' kitchen with under cabinet adjustable lighting, pink Silestone countertops and very unique graphic printed porcelain tile splash back, Siemens induction hob, top-of-the-range integrated electric Siemens Studio Line oven with built-in microwave, integrated Siemens dishwasher, large Siemens fridge/freezer, breakfast bar, 6 UK drop-down electrical sockets with USB charger, large skylight, washing machine hook-up, and back door access to private rear garden

Bedroom 1 - **4.23m x 2.51m** solid Pine wood flooring, built-in wardrobes and double windows with views of rear garden area.

Bedroom 2 - **2.98m x 3.07m** solid Pine wood flooring, built-in sliding wardrobes, Box-Bay window boasting spectacular Sea views and en-suite.

En-Suite - **1.93m x 1.42m** high quality cushioned linoleum flooring, glass enclosed and paneled electric Triton shower, WC, WHB and window.

Bedroom 3 - **3.03m x 2.95m** solid Pine wood flooring and Box-Bay window boasting great Beach and Sea views.

Bathroom - **3.11m x 1.86m** porcelain tile flooring, heated towel rack and large glass-enclosed power shower unit with wall panels, WC, modern free-standing vanity unit with WHB, black handles and tile splash back.

Property Features and Services:

- Beautifully finished and decorated 3-Bed Bungalow with stunning Sea and Beach views.
- New contemporary custom designed and hand-crafted 'Evoke' kitchen with unique features.
- Quality wood and tile flooring throughout.
- C 0.75 acre elevated and landscaped site with mature front & rear lawns and an abundance of shrubs and trees.
- Concrete and gravel driveway.
- White double glazed PVC windows, brown PVC gutters, painted pebble dash finish and tile roof.
- Solid-built **workshop 3.68m x 2.99m** with tiled roof, door and window.
- Tiled rear patio area.
- Only a 1-minute walk to a beautiful sandy cove via direct path from the house.
- Walking distance to the village of Fethard-on-Sea with many amenities and beautiful beaches.
- Only a short drive away from the famous Hook Lighthouse and Tintern Abbey.
- Serviced by mains water and sewerage, ESB, O.F.C.H. and solid fuel stove.
Sky TV, Telephone and fast broadband available.

External Images:





Internal Images:

