

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 St. Annes Terrace,
Rathnure, Co. Wexford,
Y21W8K0

BER E2

sherryfitz.ie



Nestled in the picturesque village of Rathnure, this delightful three-bedroom bungalow with additional office space offers a wonderful opportunity to create a comfortable family home in a peaceful yet convenient setting. Ideally located within walking distance of all local amenities, including a shops, school, and services, the property combines village living with scenic countryside surroundings.

The accommodation extends to a bright and welcoming sitting room, a spacious kitchen/dining area, three well-proportioned bedrooms, a main bathroom, and a separate office—perfect for remote working or additional living space. While the property would benefit from modernisation, it presents excellent potential for buyers to put their own stamp on it.

Externally, the home is set on a generous site with a well-maintained front garden, private driveway, and an expansive rear garden—ideal for outdoor enjoyment or further landscaping. The property also enjoys lovely, uninterrupted views of the Blackstairs Mountains, adding to its charm and appeal.

Importantly, the property may qualify for the Vacant Property Refurbishment Grant, offering an attractive opportunity for buyers looking to renovate and upgrade the home.

This is a superb opportunity for first-time buyers, downsizers, or those seeking a renovation project in a sought-after village location.



Accommodation

Porch 2.33m x 2.17m (7'8" x 7'1"):

Hallway 2.70m x 1.15m (8'10" x 3'9")m + 2.13m x 0.94m (7' x 3'1").

Living Room 7.17m x 2.77m (23'6" x 9'1"):

Kitchen/Dining Room 5.88m x 2.80m (19'3" x 9'2"):

Master Bedroom 3.03m x 4.12m (9'11" x 13'6"):

Bedroom 2 3.43m x 2.96m (11'3" x 9'9"):

Bedroom 3 2.11m x 3.02m (6'9" x 9'11"):

Shower Room 1.57m x 2.01m (5'2" x 6'7"):

Utility Room 4.01m x 1.57m (13'2" x 5'2"):





Special Features & Services

- May qualify for home refurbishment grant
- Village location.
- Excellent potential for modernisation
- Large front and rear garden.
- Garage to side.

Services

Mains water, mains sewerage, fibre broadband available.

- Site size: 6361 sq ft approx.



GROUND FLOOR



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NEGOTIATOR

Ruth Willoughby
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

Frizelle McCarthy Solicitors
Millpark Road
Enniscorthy
Co. Wexford

sherryfitz.ie

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