



BW/R751/GH

FOR SALE BY PRIVATE TREATY

BALLYKNOCK, BALLYMITTY, CO. WEXFORD Y35 KX8P

**Well-located 4/5 Bed Home on c 1.9 acres with 2
large Garages/Workshops, Pond and 2 Greenhouses**



GUIDE PRICE: €475,000

Situated on a large c 1.9 acre site, this well-located 4/5 bedroom home of c 2,000 sq ft with bright and well-proportioned accommodation, solar panels, 2 living rooms, large purpose-built original detached garage/workshop and large, solid steel-fabricated garage/workshop offers ample space for a family. The front, back and side lawn areas, mature plants, shrubs and trees, 2 green houses and feature pond area makes this property a gardener's paradise and has enough space for big poly tunnels or keeping horses, sheep or other farm animals. Location is ideal, just outside the village of Ballymitty with play- and primary school, bus stop for Bus to Wexford town just across the road, only 5 minutes' drive to the commercial centre of Wellingtonbridge with many amenities, only c 15 minutes' drive to Wexford town and c 40 minutes to Rosslare Europort. To appreciate this truly magnificent family residence viewing is essential.

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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

Entrance Hall - 12ft x 10ft PVC entrance door with sidelights, carpet flooring, handcrafted wooden staircase with under stairs built-in storage.

Sitting Room - 14ft x 13ft solid wood flooring, coved ceiling, Bay window and side gable window; could also be used as extra downstairs bedroom.

Living Room - 21ft 9in x 13ft 6in very spacious room with solid Maple wood flooring, marble fireplace with solid fuel stove insert, coved ceiling and Bay window.

Kitchen/Dining - 19ft 7in x 14ft tile flooring, recessed lighting, solid Oak raised-panel cabinets, granite countertops, tile splashback, stainless sink, gas hob and electric oven, integrated dishwasher and fridge/freezer, centre island, Stanley oil stove with overhead extractor fan, French doors leading to sun lounge and door access to utility room.

Sun Lounge - 12ft 9in x 11ft tile flooring, vaulted wood-panelled ceiling, full glass surround with door to side patio area and views of mature garden.

Utility Room - 10ft x 7ft 3in tile flooring, laminate countertop, solid Oak built-in cabinets, stainless sink, washer/dryer hook-up, walk-in hot press (5ft 6in x 5ft 6in), back door access and access to Guest WC.

Guest WC - 4ft 8in x 3ft 6in tile flooring, fully tiled walls, WC and WHB.

Top Landing - 17ft 5in x 9ft 10in solid wood flooring, wrap-around landing, window and large skylight for optimal light, access to attic via Stira fold-up stairs.

Bedroom 1 - 14ft x 13ft solid wood flooring, double windows, fully fitted walk-in wardrobe (4ft 6in x 5ft 6in) and en-suite.

En-Suite - 9ft x 5ft 6in tile flooring, fully tiled walls, WC, WHB, enclosed electric shower and window.

Bedroom 2 - 13ft 6in x 11ft 3in solid wood flooring and 2 windows.

Bedroom 3 - 13ft 7in x 10ft 2in solid wood flooring, built-in wardrobe and window.

Bedroom 4 - 14ft x 14ft solid wood flooring, built-in wardrobe and 2 windows.

Bathroom - 9ft 10in x 7ft tile flooring, vaulted ceiling, corner bathtub, enclosed pressure shower unit, WC, WHB and window.

Property Features:

- Spacious 4/5 bed Country Home in move-in condition throughout.
- C 1.9 acre site with countryside views and mature lawns, shrubs, plants and trees, feature pond, vegetable beds and 2 glasshouses.
- Kerbed and paved entry way with piers and electric gates leading to a large front yard with ample parking.
- Slate roof, white PVC double glazed windows, fascia and soffits.
- Large detached garage, built to match main house, featuring loft with 2 rooms, attached workshop with rear carport and fuel shed.
- Large solid steel-framed metal garage/workshop.
- Located in a much sought-after area, only minutes' to schools, bus services, shops, pubs, restaurants and many other village amenities.
- 15 mins from Wexford town, 40 mins to Rosslare Europort.

Services:

Mains water, septic system, ESB, O.F.C.H., solid fuel stove and solar panels. Sky TV, Telephone and Broadband available.

