

# For Sale by Auction

AMV: €240,000

Online Auction 16<sup>th</sup> May at 3pm

**Sherry  
FitzGerald**  
O'Leary Kinsella



Ballytramon,  
Castlebridge,  
Co Wexford,  
Y35 KX92

**BER E1**

[sherryfitz.ie](http://sherryfitz.ie)



Ballytramon is a beautifully presented detached home, tucked away in an idyllic countryside setting, being placed only minutes away from Castlebridge and a short drive to Wexford town.

The South West facing rear garden takes in the wonderful rural and sea views and the raised balcony area is ideally situated in providing a relaxing escape with al-fresco dining a must. The appeal of this home which provides (163.8 sq. m approx.) of living space is its functional layout and ideal location. The house, which has an abundance of character, is in need of some modernisation and restoration. It is the ideal project for any property enthusiast.

On entrance to the hallway, immediately to the right lies the first bedroom and bathroom, to the rear is a kitchen which leads to an open plan dining/sitting room area with sliding doors to the rear balcony. Down the hallway lies three well-proportioned double bedrooms, with the master enjoying its own ensuite. There is also a direct stairway to the below basement providing more storage room.

The back garden is laid out with lawn with the area being kept very simple in its planting as not to distract from the stunning countryside views.

Early viewing highly recommended.

Please contact us on 0539237322 to register through Offr



## Accommodation

### Ground Floor

**Entrance Hall** 4.12m x 6.44m (13'6" x 21'2"):

**Kitchen** 3.92m x 4.01m (12'10" x 13'2"):  
Linoleum flooring, tile backsplash, fitted kitchen units, dishwasher, electric double oven, gas hob, integrated fridge freezer

**Dining/Sitting room** 6.46m x 8.46m (21'2" x 27'9") at widest point:  
Carpet flooring, feature fireplace with brick surround, sliding doors to balcony

**Master Bedroom** 2.94m x 4.54m (9'8" x 14'11"):  
Built in wardrobes

**En-Suite** 2.94m x 0.90m (9'8" x 2'11"):  
tile flooring and walls, shower, WC, wash hand basin

**Bedroom 1** 1.41m x 3.03m (4'8" x 9'11"):  
Carpet flooring, in-built wardrobes

**Bedroom 2** 3.07m x 1.78m (10'1" x 5'10"):  
Carpet flooring

**Bedroom 3** 3.61m x 3.24m (11'10" x 10'8"):  
carpet flooring, in built wardrobes

**Bathroom** 1.79m x 3.01m (5'10" x 9'11") at widest point:  
Tile flooring and walls, bath, WC, wash hand basin

**Basement** 10.17m x 4.49m (33'4" x 14'9"):





### Special Features & Services

- Beautiful rear views.
- Only minutes from Wexford town.
- Castlebridge is approx. a 7-8 minute walk.
- Basement garage for storage.

**BER** BER To be confirmed, BER No. To be confirmed



GROUND FLOOR

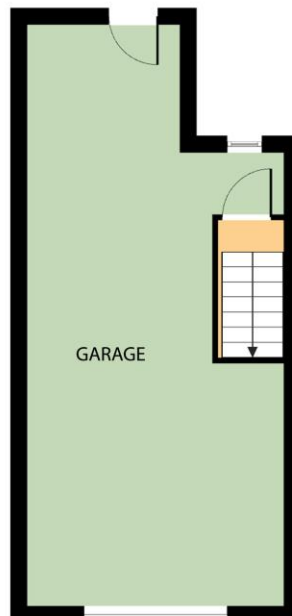


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions  
Y35 KX92

FIRST FLOOR





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