

FOR SALE

AMV: €255,000

File No. d472. BF



Ballymorris, Clonard, Wexford

- **Attractive 2 bedroomed detached bungalow located less than 10 minutes' from Wexford Town Centre. Fronting the R733 only 2 minutes' from the Duncannon Road Roundabout, N25 and national roads network.**
- **Recently upgraded and modernised with triple glazed uPVC windows, dual oil fired and solid fuel central heating, wall and attic insulation, fitted kitchen, fully tiled shower room and electronic gates.**
- **The generously proportioned site 0.44 hectares/1.087 acres offers huge potential to extend the property is so desired. The accommodation briefly comprises entrance hallway, sitting room, kitchen, utility room, shower room and two bedrooms.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**



**Kehoe
& ASSOC.**



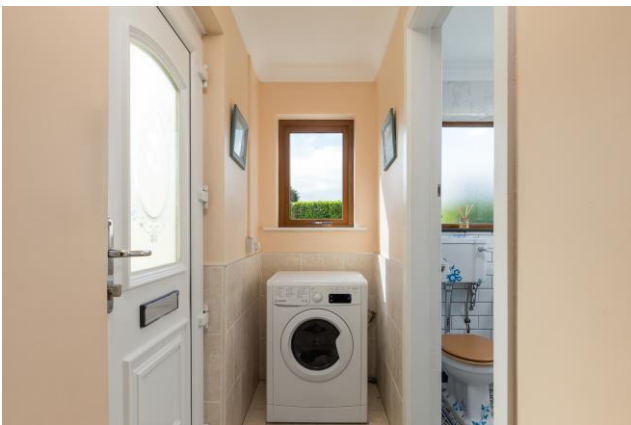
Ballymorris, Clonard, Wexford

Description: Attractive 2 bedroomed detached bungalow located less than 10 minutes' from Wexford Town Centre, Business/Retail/Industrial Parks, Wexford General Hospital, Wexford County Council and Department of the Environment. Fronting the R733 only 2 minutes' from the Duncannon Road Roundabout, N25 and national roads network.

Recently upgraded and modernised with triple glazed uPVC windows, dual oil fired and solid fuel central heating, wall and attic insulation, fitted kitchen, fully tiled shower room and electronic gates. The property is tastefully decorated, is presented in excellent condition and offered for sale fully furnished. The accommodation briefly comprises entrance hallway, sitting room, kitchen, utility room, shower room and two bedrooms.

The generously proportioned site 0.44 hectares/1.087 acres offers huge potential to extend the property is so desired. Low maintenance landscaped gardens around the house, gravelled drive/forecourt offering ample parking, concrete yard to the side and rear, separate paddock, mature boundaries, garden shed 2m x 2m, workshop 2m x 2m and barna shed.

For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393



ACCOMMODATION

Entrance Hallway	19.46m x 0.85m	With porcelain tiled floor.
Sitting Room	2.83m x 4.50m	With solid fuel stove supplementing the heating system, hotpress with dual immersion, built-in storage press, laminate floor and arch to:
Kitchen	4.49m x 3.08m	With built-in units, gas and electric Range style cooker, double bowl stainless steel sink unit, fridge freezer, part tiled walls, vinyl floors, exposed windows and arch to:
Utility / Rear Lobby	2.34m x 0.75m	With tiled floor, washer/dryer, part tiled walls and door to outside.
Shower Room	2.09m x 1.63m	Fully tiled, shower stall, w.c., w.h.b. and 2 heated towel rails.
Bedroom 1	3.49m x 2.37m	With laminate floor and decorative cast iron fireplace.
Bedroom 2	2.45m x 1.91m	With laminate floor

Total Floor Area: c. 54.55 sq.m. (c. 587 sq.ft.)



Features

- Less than 10 minutes' Wexford Town
- Recently upgraded and modernised
- Presented in excellent condition throughout
- Huge potential to extend

Outside

- Electronic gates
- Ample carparking
- Concreted rear yard
- Garden shed, workshop and barna shed

Services

- Mains electricity
- Mains water
- Septic tank drainage
- Dual OFCH and SFCH

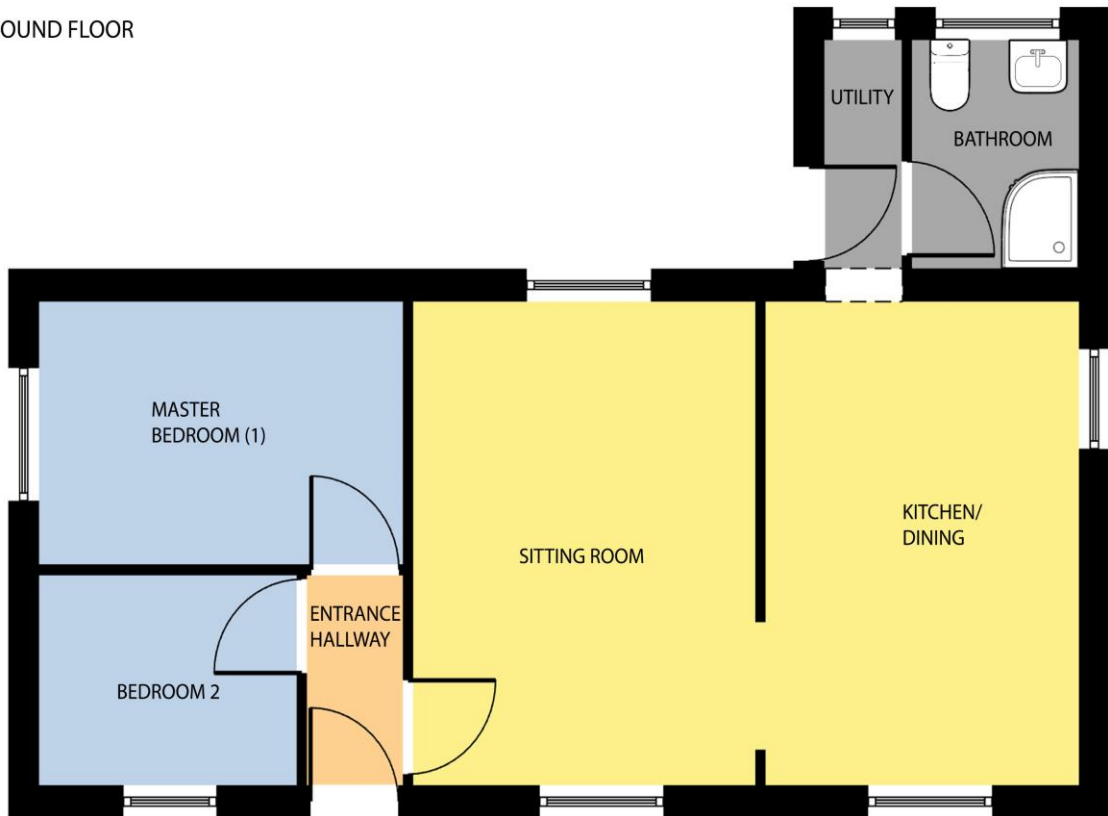
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford Town proceed out the New Line Road and take the 2nd exit off the Duncannon Road Roundabout onto the R733. Continue for 850 m and the property is on your left-hand side. For Sale Sign. **Y35WFK4.**





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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Building Energy Rating (BER): E2 BER No. 105254247

Energy Performance Indicator: 354.46 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141