



BW/R806/NES

FOR SALE BY PRIVATE TREATY

7 'RECTORY MEWS', OLDE RECTORY MANOR, DUNCORMICK, CO. WEXFORD Y35 DC61

**Immaculate 3-Bed / 2-Bath detached Bungalow of
c 93 m² with private rear Garden in great Location!**



Guide Price: €315,000

Situated in a small exclusive courtyard development of just 7 homes with partial views over Ballyteigue Bay, near the sandy beaches of Kilmore Quay, Cullentown and historical Bannow Bay. The property is located within the village of Duncormick with traditional thatched pub and with many amenities including shops, primary and secondary schools etc also close by. This fully detached 3-bedroom bungalow of c 93 sqm with a beautiful private rear garden comes to market fully re-done with new kitchen, bathrooms, floorings, windows, all internal Oak doors, heating system, boiler and oil tank and is therefore in immaculately condition throughout. Only 6 miles to the commercial center of Wellingtonbridge, as well as the quaint fishing village of Kilmore Quay which boasts a marina, shops, restaurants and pubs. Wexford Town c 13 miles, Rosslare Strand and Euro Port c 15 miles and Waterford City c 30 miles away. Ideal for vacation/retirement home or for first time buyers. Turn key condition!

QUALITY AND LOCATION!

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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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 - **4.56m x 1.66m** composite front door, carpet flooring & skylight.

Main Hallway - **5.22m x 1.05m** carpet flooring & access to attic.

Living Room - **4.60m x 3.86m** carpet flooring, metal fireplace with wood surround & opening kitchen/dining room.

Kitchen/Dining- **5.64m x 3.03m** tile flooring, painted solid wood kitchen units, stainless steel sink, laminate counter tops with tile splash back, electric hob, integrated electric oven, fridge/freezer, integrated dishwasher, washing machine hook-up and sliding patio doors to private rear tiled patio area & graveled garden.

Bedroom 1 - **4.41m x 3.04m** carpet flooring, built-in wardrobes & en-suite.

En-Suite - **2.44m x 1.95m** high quality cushioned vinyl flooring, laminate wall tiles, enclosed shower unit, heated towel rail, WC & WHB.

Bedroom 2 - **3.41m x 2.68m** currently used as office, carpet flooring.

Bedroom 3 - **3.85m x 3.26m** currently used as work-out room, carpet flooring.

Bathroom - **3.00m x 1.88m** high quality cushioned vinyl flooring, laminate wall tiles, bathtub with hand-held shower, heated towel rail, WC & WHB.

Property Features:

- Immaculate 3-Bed detached bungalow in a small attractive Courtyard setting.
- Front entrance with natural stone feature, slate roof and private driveway.
- Private back patio and garden landscaped with gravel, shrubs and trees, outside power points and wooden garden shed 1.8m x 1.2m.
- New PVC double glazed windows, new composite entrance door, black fascia & soffits, new heating system, boiler & oil tank.
- New kitchen, bathrooms, flooring & internal Oak doors.
- Historical sites, picturesque coastal villages and sandy beaches for fishing and watersports just on your door step.
- Only 2 mins stroll to the village with traditional thatched pub.
- 3 miles to post-primary & primary schools, c 5 miles to secondary school.
- 6 miles to the quaint fishing village of Kilmore Quay which boasts a marina, shops, restaurants and pubs.
- 6 miles to all amenities of Wellingtonbridge commercial center.
- 13 miles to Wexford Town, Rosslare Euro Port c 15 miles
- Waterford City c 30 miles.

Services:

Group sewage, mains water, ESB, O.F.C.H. and fireplace. Sky TV, telephone and broadband available.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION ON THIS PROPERTY –
PLEASE CONTACT:

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Exterior and Interior Images:

