

FOR SALE

AMV: €330,000

File No.D915. BF



3 Bán Milís, Fethard-on-Sea, Co. Wexford

- A delightful three-bedroomed end-of-terrace home set in this mature private development of only 23 houses. Nestled along the breathtaking Hook Peninsula, this property enjoys a peaceful coastal setting steeped in natural beauty and heritage, with the iconic Hook Lighthouse – the oldest operational lighthouse in the world – just moments away.
- The quaint coastal village of Fethard-on-Sea is only 1km away and offers wonderful range of amenities, primary and secondary schools are also within easy reach. The beautiful South Wexford Coastline and fabulous sandy beaches at Baginbun and Carnivan are only a couple of minutes' drive. For the boating enthusiast Fethard Dock is only 1.2 km away.
- This is an ideal opportunity to acquire a delightful home in a sought-after coastal location, perfect for both permanent living and holiday retreat alike.
- Early viewing is highly recommended - to book an appointment contact Wexford Auctioneers Kehoe & Associates 053-9144393

**Kehoe
& ASSOC.**



Description: A delightful three-bedroom end-of-terrace residence, superbly positioned within a mature and private development of just 23 homes, adjacent to the charming coastal village of Fethard-on-Sea on the spectacular Hook Peninsula. This sought-after location is home to the iconic Hook Lighthouse—the world’s oldest operational lighthouse—and is renowned for its unspoilt natural beauty.

The stunning South Wexford coastline is on your doorstep, with the beautiful sandy beaches at Baginbun and Carnivan just a short drive away. For boating enthusiasts, Fethard Dock is conveniently located approximately 1.2km from the property. The nearby village of Fethard-on-Sea (c. 1km) offers an excellent range of amenities, including shops, cafés, pubs, a bistro, takeaways, a post office, hair and beauty services, and a variety of recreational facilities such as a kayaking centre, playground, triathlon and sea swimming clubs, and a GAA club. Both primary and secondary schools are also within easy reach.

Constructed in 2000 and finished to a high standard, the property has been meticulously maintained and thoughtfully upgraded over the years, including enhanced wall and attic insulation, new window glazing throughout, solid fuel stove and the installation of a modern condensing oil-fired boiler. Presented in pristine condition, the accommodation is well-proportioned and filled with natural light, featuring a tasteful neutral décor throughout, a well-appointed kitchen, and a contemporary shower room.

Externally, the property enjoys a garden to the front with an extensive concrete driveway providing ample off-street parking. The large, enclosed rear garden benefits from a sunny aspect and lovely sea views. Outdoor spaces include a paved patio area ideal for relaxing, along with a separate concrete patio perfect for al fresco dining. This is a tranquil setting where you can unwind, enjoy the fresh sea air, and listen to the soothing sounds of the nearby coastline. A useful Adman steel shed, complete with lighting and power sockets, provides excellent additional storage.





ACCOMMODATION

Ground Floor

Entrance Hallway	5.17m x 1.86m	With timber floor and understairs storage press.
Sitting Room	4.48m x 4.07m	Feature marble fireplace with solid fuel stove, timber floor and open plan to:
Kitchen	3.89m x 2.98m	With excellent range of built-in floor and eye level units, hob, extractor, oven, dishwasher , washing machine, part tiled walls, tiled floor and door to:
Sunroom	4.15m x 2.32m	Vaulted RV sheeting with exposed beams, tiled floor and door to rear garden.
Bedroom 3	2.99m x 3.26m	With built-in wardrobes and timber floor.
Toilet		With w.c., w.h.b. and tiled floor.

First Floor

Shower Room	2.18m x 1.64m	Tiled shower stall with electric shower , w.c., w.h.b., heated towel rail, part tiled walls and tiled floor. Hotpress with dual immersion.
Bedroom 1	2.79mx 3.33m	With timber floor.
Bedroom 2	3.65m x 2.77m	With built-in wardrobes, storage closet and timber floor.

Total Floor Area: c. 99 sq. m. (c. 1,065 sq. ft.)





Features

- Located on the Hook Peninsula
- Close to excellent village amenities
- Beautiful coastline and fabulous beaches nearby
- Presented in pristine condition

Outside

- Concrete drive offering ample parking
- Corner site with lovely sunny aspect
- Paved patio area and concrete patio area
- Adman steel shed

Services

- Mains electricity
- Mains water
- Onsite treatment plant
- OFCH

NOTE: All curtains, blinds, light fittings, fridge freezer, oven, hob, extractor, dish washer, washing machine and tumble dryer. Service Charge €700 per annum.

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

DIRECTIONS: Eircode: Y34PV40







Building Energy Rating (BER): B3 BER No. 109117945

Energy Performance Indicator: 142.23 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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