

# FOR SALE

AMV: €295,000

File No. d871.BF



## Brownstown, Newbawn, Co. Wexford

- Spacious detached 4 bedroomed bungalow situated on its own site extending to 0.54 acres conveniently located beside the peaceful country village of Newbawn. Within easy reach of the N25 and nearby towns of Wexford, New Ross and Waterford City.
- Excellent village amenities, including church, primary school, child-care facility, community sports ground, shop, post office, garage, motor factors, barber shop, takeaway and pub are all within easy walking distance of the property. The fabulous South Wexford Coastline offering a choice of beautiful sandy beaches is within 25 minutes' drive.
- This attractive detached bungalow was constructed in 2004, it has been well maintained over the years and is presented to the market in excellent condition throughout.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

# Brownstown, Newbawn, Co. Wexford

**Description:** Spacious detached 4 bed roomed bungalow situated on its own site extending to 0.54 acres conveniently located beside the peaceful country village of Newbawn. Only 5 minutes' drive from Ballinaboola and the N25, New Ross Town is only 15 minutes, Wexford Town 25 minutes and Waterford City 30 minutes.

Excellent village amenities, including church, primary school, child-care facility, community sports ground, shop, post office, garage, motor factors, barber shop, takeaway and pub are all within easy walking distance of the property. The fabulous South Wexford Coastline with beautiful sandy beaches including Cullenstown Strand, Bannow Bay and Duncannon are all less than 25 minutes' drive. The stunning Hook Peninsula home to Hook Lighthouse the oldest operational lighthouse in the world is only 35 minutes away.

This attractive detached bungalow was constructed in 2004 and has been well maintained over the years, it is presented to the market in excellent condition throughout and offered for sale fully furnished. The accommodation briefly comprises entrance hallway, sitting room, kitchen/dining room, utility room, family bathroom and 4 double bedrooms (one ensuite). Tarmac drive and forecourt offering ample carparking. Landscaped garden to the front with a lovely collection of flowering shrubs and plants. Large garden to the rear laid out in lawn and barna shed/workshop.

Early viewing of this spacious 4 bed roomed family bungalow comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## ACCOMMODATION

Entrance Hallway	3.34m x 1.96m	
Living Room	5.42m x 3.97m	With feature cast iron open fireplace, laminate floor and double doors to:
Kitchen / Dining Room	7.53m x 3.15m	Built-in floor and eye level units, hob, extractor, oven, laminate floor, plumbing for dishwasher and sliding patio doors to rear garden.
Utility Room	1.47m x 1.58m	With plumbing for washing machine, built-in storage press and door to outside.
Inner Hallway	5.53m x 1.23m	With laminate floor.
Bedroom 1	4.15m x 3.38m	With laminate floor and shower room ensuite.
Ensuite	3.00m x 0.89m	Tiled shower stall with electric shower, w.c., and w.h.b.
Bathroom	2.99m x 2.78m	Bath with shower mix taps, walk-in shower with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 2	3.94m x 3.48m	
Hotpress		With dual immersion.
Bedroom 3	4.65m x 2.97m	
Bedroom 4 / Office	3.59m x 3.00m	

**Total Floor Area: c. 121 sq.m. ( c. 1,302 sq.ft.)**





### Features

- Presented in excellent condition
- Spacious family home
- Convenient village location
- Fully furnished

### Outside

- Tarmacadam drive/forecourt
- Landscaped front garden
- Large rear garden in lawn
- Barna shed

### Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH

**NOTE:** The sale is inclusive of all curtains, blinds, light fittings, electrical appliances and furniture in the property. All pictures, ornaments and personal items are expressly excluded from the sale. Closing will take place 10 days after the grant of probate.

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

**DIRECTIONS:** Eircode Y35YN84





**Building Energy Rating (BER): C3 BER No. 103937603**  
**Energy Performance Indicator: 212.34 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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