

FOR SALE

AMV: €320,000

File No.E287. BF



Scar, Duncormick, Co. Wexford

- Nestling in a peaceful and scenic countryside location this spacious detached family bungalow offers the perfect balance of rural tranquillity and everyday convenience. Ideally positioned less than 20 minutes' from Wexford Town and only 10 minutes' off the R733 New Line Road. An excellent range of local amenities are easily accessible in a 10 to 15 minute drive of the property.
- This fine family bungalow provides generous and well-proportioned accommodation, including a spacious family kitchen, a cosy sitting room, sunroom/dining room and 4 sizeable bedrooms. The property has been recently re-decorated and is presented to the market in good condition throughout and ready for immediate occupation.
- This attractive home combines comfort and space in a peaceful country setting, making it an ideal choice for family living. Viewing of this conveniently located family bungalow comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates on 053-9144393.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Description: Nestling in a peaceful and scenic countryside location this spacious detached family bungalow offers the perfect balance of rural tranquillity and everyday convenience. Ideally positioned less than 20 minutes' from Wexford Town and only 10 minutes' off the R733 New Line Road, the property enjoys easy access to some of South Wexford's most stunning coastal destinations, including Kilmore Quay, Cullenstown Strand, Bannow Bay, and endless kilometres of unspoilt coastline to explore.

An excellent range of local amenities are close at hand, with the village of Rathangan just a five minute drive away, offering primary school, church, pub, community centre and sports clubs. Additional services including shops, a post office, pharmacy, medical centre, café and secondary school are all within 10 minutes' in Baldwinstown and Bridgetown. The picturesque fishing village of Kilmore Quay renowned for its Marina and sheltered sandy beach, is also within easy reach.

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Externally, the property features a gravel driveway and forecourt to the front, offering ample parking, along with a gravel yard to the rear. Set on a generous site extending to c. 0.32 hectares/c. 0.79 acres, the grounds are mainly laid out in lawn, complimented by ornamental shrubs and surrounded by mature boundaries, ensuring privacy and a sense of seclusion.

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ACCOMMODATION

Ground Floor

Entrance Hallway	3.64m x 1.72m	With tiled floor and glazed double doors to:
Inner Hallway	9.63m x 1.16m	
Sitting Room	4.93m x 3.80m	With cast iron open fireplace, solid timber floor and ceiling coving.
Kitchen	3.90m x 3.29m	With excellent range of built-in floor and eye level units, hob, extractor, oven, dishwasher, part tiled walls, tiled floor and double doors to:
Sunroom/Dining Room	3.33m x 3.33m	With tiled floor and sliding patio doors to garden.
Utility Room	2.50m x 1.86m	With built-in storage presses, work-top, washing machine, tiled floor and door to outside.
Hotpress		With dual immersion.
Bathroom	3.31m x 2.11m	Fully tiled, shower stall with power shower, bath, w.c. and w.h.b.
Bedroom 1	4.53m x 3.32m	With laminate floor and shower room ensuite.
Ensuite	2.60m x 1.18m	Tiled shower stall with electric shower, vanity w.h.b., w.c. and tiled floor.
Bedroom 2	3.80m x 3.64m	
Bedroom 3	3.22m x 2.50m	
Bedroom 4	3.19m x 2.53m	

Total Floor Area: c. 129.47sq. m. (c. 1,716 sq. ft.)







Features

- Peaceful country location
- Close to fabulous sandy beaches
- Excellent schools & sports clubs etc. nearby
- Less than 20 minutes' from Wexford Town

Outside

- Gravel drive and forecourt
- 0.32 hectare/0.79 acre site
- Lawns with ornamental shrubs
- Mature boundaries

Services

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

NOTE: All carpets, curtains, light fittings, hob, oven and extractor, dishwasher and washing machine are included in the sale.

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

DIRECTIONS: Eircode Y35FF20



Building Energy Rating (BER): D1 BER No. 109031625

Energy Performance Indicator: 229.41 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