



For Sale By Private Treaty

## **Mersheen Lodge, Duncannon, Co. Wexford**

## For Sale By Private Treaty

### Mersheen Lodge, Duncannon, Co. Wexford

Located at Mersheen less than 2km from Duncannon village this most charming and beautifully presented gate lodge which once formed part of the Dunbrody Estate comes to the market for the first time in many decades and offers an outstanding opportunity to acquire a home of character close to all the amenities and attractions of the Hook Peninsula. The house which extends to approximately 85sq m has been restored to a very high standard retaining many period features.

#### Accommodation

##### Ground Floor:

Entrance hall with slate tiled floor

Sitting room with timber floor & fireplace 4.2m x 3.7m

Livingroom/ Dining room with timber floor & fireplace, double doors to sundeck 3.7m x 3.2m

Kitchen with range of fitted units 4.3m x 3m (L-Shaped)

##### 1st Floor:

Bedroom 1. 3.8m x 2.6m

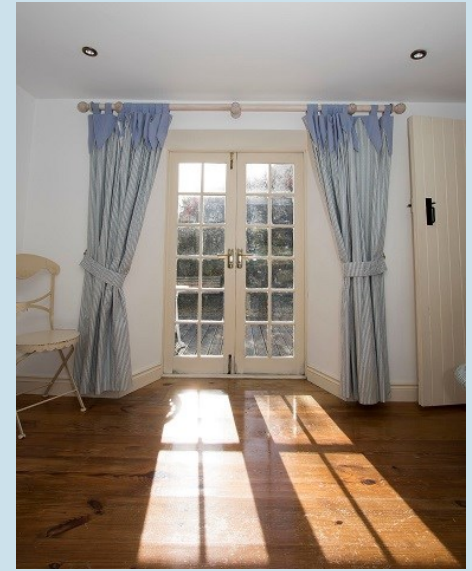
Bedroom 2 with fitted wardrobe 4.1m x 3.2m

Bathroom with w.c., w.h.b., free standing bath

**Outside:** Ample car parking, gardens and sun deck

**Services:** O.F.C.H., Septic tank, mains electricity and own water

**BER:** F No. 109075069



## The Area

Duncannon and The Hook Peninsula is one of the South East's truly unspoilt locations, boasting numerous beautiful coves along the rugged coast line. Home to the Hook Lighthouse one of the oldest in Europe and the natural scenery, shore-line walks, views across to the Saltee Islands make the area ideal for fishing, walking, hiking and cycling enthusiasts.

County Wexford landmarks such as John F Kennedy Park & Arboretum, Dunbrody famine ship, Kilmokea Gardens are only a short drive away.

There is golf at Wexford, Rosslare, New Ross and Faithlegg (via Ballyhack car ferry).

**Price €235,000**



Viewing by Prior Appointment with Sole Selling Agent:

**PNO'GORMAN**  
EST 1924  
NEW ROSS, CO. WEXFORD Tel: 051 421226 [www.pnogorman.ie](http://www.pnogorman.ie)

**SOCIETY OF  
CHARTERED  
SURVEYORS  
IRELAND**

**RICS**  
the mark of  
property  
professionalism  
worldwide