



BW/R798/MMH

FOR SALE BY PRIVATE TREATY

‘SALTEE VIEW’, DANESCASTLE, BANNOW, CO WEXFORD Y35 K0D1

**Well located 4 Bed / 2 Bath Bungalow on c 1 acre
with Outbuilding and Saltee Islands View!**



BER B3

Guide Price: €385,000

This beautifully decorated home, spanning approximately 130 sq m, is in pristine condition. Completely renovated in 2009, it features new electrics, plumbing, heating system, and an extension. The bungalow is set on a mature 1-acre site with gravelled front and rear yards, a private rear patio, and a large lawn area adorned with mature hedging, trees, plants, and shrubs. Ideally located, it is less than a 10-minute walk to the village of Carrig-on-Bannow, which offers schools, amenities, and the Local Link bus service. Additionally, it is just a short drive to the numerous amenities of Wellingtonbridge, the sandy beaches of Cullenstown, the historic Bannow Bay area and popular Kilmore Quay fishing village. With Wexford and New Ross Town only a 20-30 minute drive away and an easy commute to Waterford City, this property is perfect for a family, retirement, or holiday home.

LOVELY HOME IN DESIRABLE LOCATION!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 - 2.22m x 1.84m PVC entrance door with sidelights and tile flooring.
Kitchen / Dining - 8.26m x 3.27m open floor plan with entrance hall, tile flooring, painted solid wood cabinets, solid wood counter tops with tiled splash back, stainless steel sink, free standing electric oven and hob, dishwasher, fridge/freezer, washer hook-up and patio doors to rear patio and garden area.
Living Room - 5.17m x 4.48m solid wood flooring, 3m high ceiling, 3 windows and double sliding patio doors to private rear patio and garden.
Shower Room - 2.84m x 1.76m fully tiled, glass enclosed shower unit, dryer hook-up, WC and WHB.
Inner Hallway - 4.96m x 0.95m solid wood flooring.
Bedroom 1 - 3.27m x 2.39m solid wood flooring and access to attic storage.
Bedroom 2 - 3.27m x 2.38m solid wood flooring.
Bedroom 3 - 4.36m x 3.22m solid wood flooring.
Bedroom 4 - 4.51m x 3.34m solid wood flooring.
Bathroom - 3.22m x 1.84m tile flooring, half tiled walls, bathtub with overhead and hand-held shower, WC and WHB.

Property Features:

- Very attractive 4 bed Bungalow of c 130 sq m.
- In immaculate condition throughout.
- Walls, piers and 2 metal gates.
- Kerbed and gravelled front & rear yard.
- Concrete patio and foot paths around the house.
- C 1 acre mature and nicely landscaped grounds with Saltee Islands View.
- Slate roof, black PVC double glazed windows, fascia and soffit.
- Solid block **shed (8.80m x 2.85m)**
- Only minutes' walk to Carrig-on-Bannow with many amenities such as village shop, 2 pubs, church, pre- and primary schools, café/restaurant, 2 take-a-ways etc.
- 3 minutes' drive to the local doctor's surgery and 5 minutes to the amenities of Wellingtonbridge including supermarket, hardware store & garden centre, 2 pharmacies, optician, pub and coffee shops / restaurants etc
- Minutes' drive to the sandy beaches of Cullenstown, Bannow Bay and Kilmore Quay.
- C 25 minutes to New Ross and Wexford Town and within easy reach to Waterford City and Rosslare Harbour & Euro Port.

Services:

Mains water, Bio-septic system, ESB and O.F.C.H. - Sky TV, Telephone and Broadband available.

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

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