

FOR SALE

AMV: €309,000

File No.d835. BK



Cross Scales, Tomhaggard, Co. Wexford

- Embrace the tranquility of rural living in this wonderful 4-bedroom bungalow extending to c. 119 sq.m. / 1,281 sq.ft.
- Set on a c. 0.23 hectares / 0.57 acres plot with a tarmacadam entrance driveway and an expansive rear lawn area bounded by mature hedging.
- Experience comfort and charm with beautifully presented living space, perfect for a growing family seeking a harmonious lifestyle.
- Ideally situated just 5 minutes' drive to Bridgetown, 10 minutes' drive to Kilmore Quay and 15 minutes' drive to both Rosslare Strand and Rosslare Harbour.
- Acc. Briefly comprises; entrance hallway, large sitting room, kitchen / diner, 4 bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

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Located in Tomhaggard, this excellent property is just 5 minutes' drive to both Kilmore and Bridgetown villages. Local amenities in Tomhaggard include a church, pub and Wexford Equestrian Centre. Further amenities between Bridgetown and Kilmore include an excellent primary and secondary school, Centra, McDonnell's service station, fitness centre, takeaway and the widely renowned Mary Barry's bar and restaurant. There are an array of beautiful beaches along the south Wexford coastline easily accesible from Tomhaggard. Ballagh Burrow and Ballyhealy Beach are closest just 5 minutes' drive away. Being a short 20 minute drive from Wexford town means you can enjoy the tranquillity of rural living while still having all amenities and facilities readily available.

Upon entering, this 4-bedroom bungalow offers a harmonious blend of comfort and elegance. Every detail has been carefully attended to, ensuring that you can move in with complete peace of mind. The accommodation extends to c. 119 sq.m. / 1,281 sq.ft. allowing ample room for a growing family. The heart of the home is the spacious living room featuring a multi fuel stove with granite hearth and limestone surround. This bright and spacious area boasts dual aspect windows including double doors that lead outside to the garden. Additional living space within this room lends itself nicely as a more formal dining area or indeed as an ideal home office.

Set on a private c. 0.57 acre site with a rear pergola and surrounded by mature foliage, this excellent residence relishes the freedom of an expansive outdoor space, capturing sunlight throughout the day. The adjoining garage extends to c. 33 sq.m. / 355 sq.ft. offering an abundance of storage space and the potential to convert into a part of the home. Boasting 4 bedrooms, an expansive living room and rear lawn area, this delightful bungalow offers an exceptional opportunity to embrace the charm of countryside living without compromising on accessibility and convenience. Don't miss out on this gem!







ACCOMMODATION

Entrance Hallway	4.78m x 1.71m	Laminate floor.
	5.92m x 0.89m	Stira staircase to attic.
Living Room	7.28m x 4.25m	Laminate floor, multi fuel stove with granite hearth & limestone surround, ceiling coving and double doors to garden area.
Kitchen / Dining Room	4.24m x 3.92m	Tiled floor, floor and eye level units with tiled splashback, integrated fridge freezer, integrated Beko electric oven, gas hob, extractor, integrated Bosch dishwasher, dual sink, back door to rear garden and hotpress with dual immersion.
Bedroom 4 / Home Office	3.71m x 2.90m	Carpet floor and window overlooking rear lawn and garden.
Bedroom 3	3.62m x 3.03m	Carpet floor.
Family Bathroom	2.90m x 2.09m	Tiled floor, part tiled walls, bath with mixer taps, w.c., w.h.b. with vanity unit, shower stall Triton T90sr electric shower and tiled surround.
Bedroom 2	3.94m x 2.89m	Carpet floor and window overlooking rear lawn and garden.
Master Bedoom	3.61m x 3.93m	Laminate floor and extensive built-in wardrobe units.
Total Floor Area: c. 119 sq.m. / c. 1,281 sq.ft.		
Garage	11.00m x 3.00m	(c. 33 sq.m. / c. 355 sq.ft.)





Features

- Excellent bungalow extending to c. 119 sq.m. / c. 1,281 sq.ft.
- 4-bedroom family home
- Private site extending to c. 0.23 hectares / 0.57 acres
- 10 minutes' drive to Kilmore Quay
- Turnkey condition

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

DIRECTIONS: Eircode: Y35 D2T7

Outside

- Garage extending to c. 33 sq.m. / 355 sq.ft.
- Tarmacadam entrance driveway
- Ample parking
- Rear patio and pergola area
- Extensive rear lawn area
- Mature boundaries

Services

- Mains water
- Septic tank
- ESB
- OFCH
- Fibre broadband available





Building Energy Rating (BER): D2 BER No. 109553149

Energy Performance Indicator: 297.3 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

