



For Sale By Private Treaty

**Abhaill Cottage**

**Grange, Fethard-On-Sea, Co. Wexford**

FOR SALE BY PRIVATE TREATY

## Abhail Cottage, Grange, Fethard-On-Sea, Co. Wexford

A Most Charming 3 Bed Seaside Residence  
Only Minutes Walk to Grange Beach

*“Abhail Cottage”* is one of the most beautiful property’s to come to the market in Fethard-On-Sea in recent times. Located only a short stroll from Grange beach and the popular seaside village of Fethard-On-Sea.

Following extensive and sensitive refurbishment a truly exceptional seaside residence has been created. The bright and airy living accommodation c. 108sq m comprises of a large double height living space, 3 bedrooms (master en suite) & family bathroom.

A great deal of attention has been paid to the finish of the property, from the antique parquet flooring used throughout the ground floor to the custom made sliding sash windows all of which give the house a great deal of character.

Outside the property has ample off street car parking and mature and sheltered west facing gardens to the rear.



## Accommodation

Open Plan Living Area 7.3m x 6m with parquet flooring throughout, range of fitted units in kitchen area, open fire with feature stone surround.

Bedroom 1. 4.8m x 3.3m with parquet flooring

Bedroom 2. 3.4m x 2.8m with parquet flooring

Bathroom 3.5m x 1.8m with a free standing bath, w.h.b., w.c. and shower

### 1<sup>st</sup> Floor:

Master Bedroom 4.5m x 3.4m with en suite shower room 3.4m x 2m

Storage cupboard which is plumbed for washing machine

**Services:** Mains electricity, group water, own sewerage

**BER:**  No. 105747596

**Local Authority:** Wexford County Council

### Viewing:

By Prior Appointment with Selling Agents

### Directions:

From the village proceed in the direction of New Ross, take a right turn at sign for Grange Beach and the property is located about 600m along this road on the left hand side.

## Outside

The property has ample car parking, mature and sheltered west facing gardens.



**Selling Agents:**

P N O’Gorman Ltd,

The Quay & Quay Street, New Ross, Co. Wexford

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